

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Black Diamond/Area 57

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 604

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$68,000	\$158,000	\$226,000	\$243,300	92.9%	8.87%
2002 Value	\$72,400	\$169,300	\$241,700	\$243,300	99.3%	7.88%
Change	+\$4,400	+\$11,300	+\$15,700		+6.4%	-0.99%
% Change	+6.5%	+7.2%	+6.9%		+6.9%	-11.16%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.99% -11.16% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$83,100	\$158,600	\$241,700
2002 Value	\$88,500	\$169,500	\$258,000
Percent Change	+6.5%	+6.9%	+6.7%

Number of improved Parcels in the Population 4488

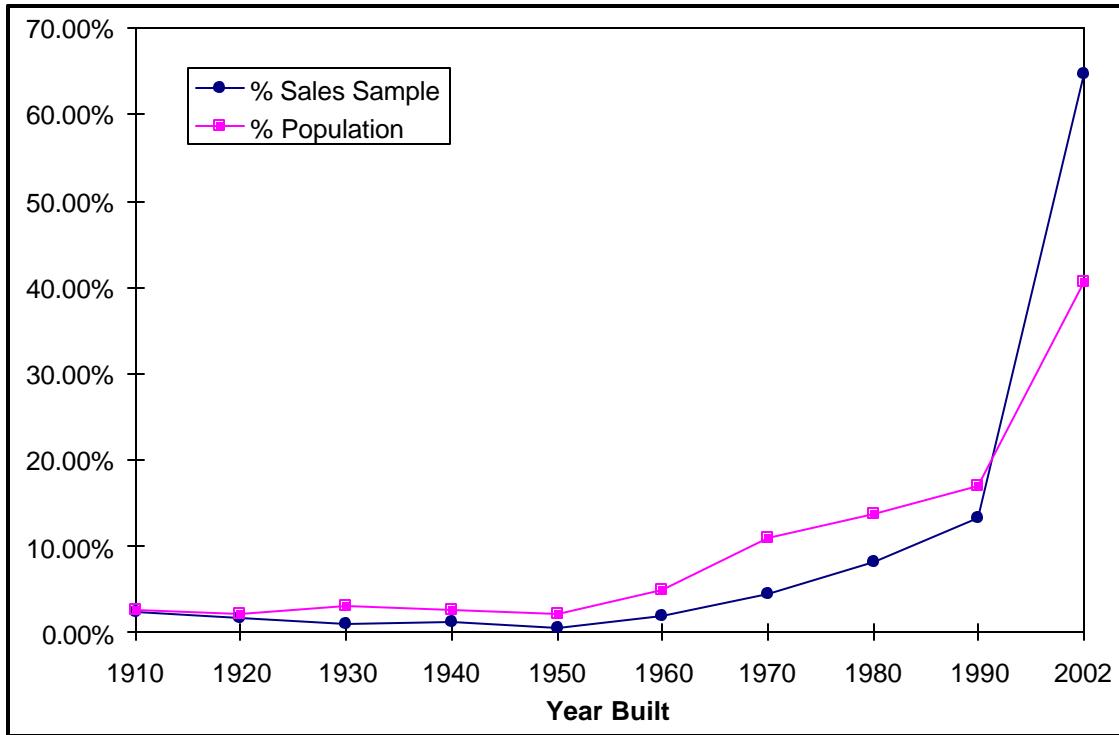
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, sub area 6 had a lower average ratio (assessed value/sales price) than the other sub areas, so the formula adjusts these properties upward more than in the other sub areas. Those parcels with major number 743710 (Rosewood Park) and 885764 (Valley Meadows at Maple Valley) had lower average ratios than other properties in the area so the formula adjusted these parcels upward more than others. Parcels with major 0707573 (Belmonte Court) had higher average ratios so the formula adjusted these parcels downward. Grade 5 homes in good condition, and grade 6 homes in average condition had lower average ratios so the formula adjusted these properties accordingly. Similarly adjustments were made to homes built after 2000, which were at lower assessment ratios than older homes. Finally, homes situated on 3.01-5 acres were also at lower assessment ratios and required a greater upward adjustment than those on other sized sites. These adjustments improve equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	15	2.48%
1920	11	1.82%
1930	6	0.99%
1940	7	1.16%
1950	4	0.66%
1960	12	1.99%
1970	27	4.47%
1980	50	8.28%
1990	81	13.41%
2002	391	64.74%
		604

Population		
Year Built	Frequency	% Population
1910	123	2.74%
1920	95	2.12%
1930	140	3.12%
1940	120	2.67%
1950	100	2.23%
1960	225	5.01%
1970	493	10.98%
1980	614	13.68%
1990	758	16.89%
2002	1820	40.55%
		4488

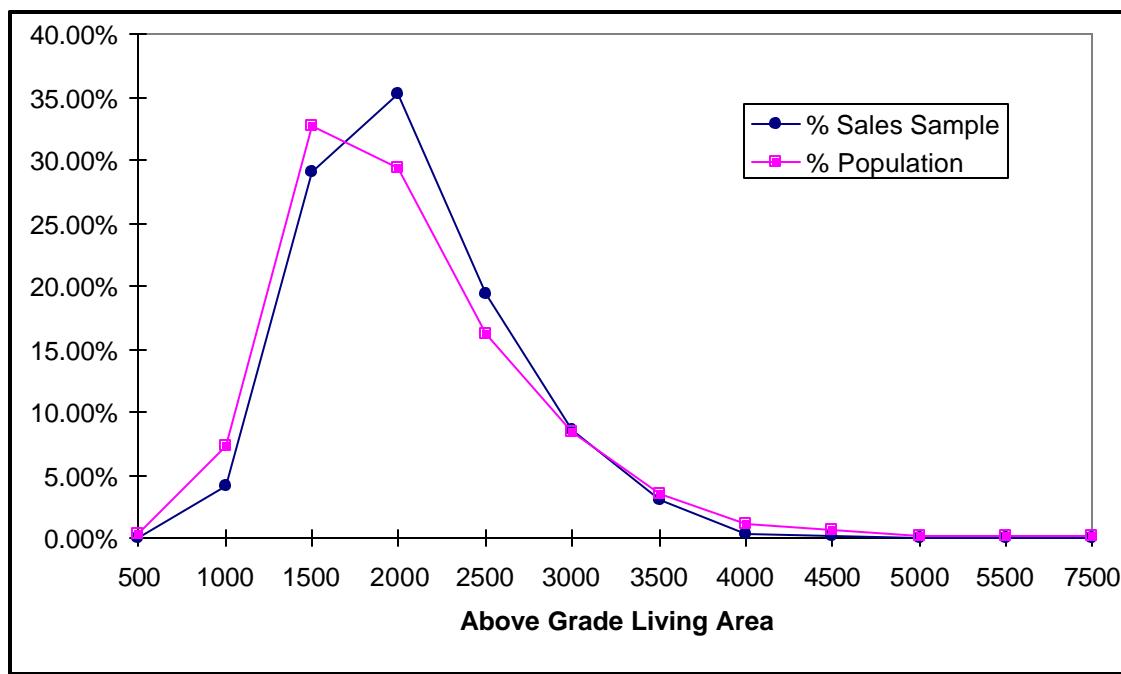


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	25	4.14%
1500	176	29.14%
2000	213	35.26%
2500	117	19.37%
3000	52	8.61%
3500	18	2.98%
4000	2	0.33%
4500	1	0.17%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	604	

Population		
AGLA	Frequency	% Population
500	12	0.27%
1000	326	7.26%
1500	1471	32.78%
2000	1318	29.37%
2500	730	16.27%
3000	380	8.47%
3500	160	3.57%
4000	48	1.07%
4500	25	0.56%
5000	9	0.20%
5500	6	0.13%
7500	3	0.07%
	4488	

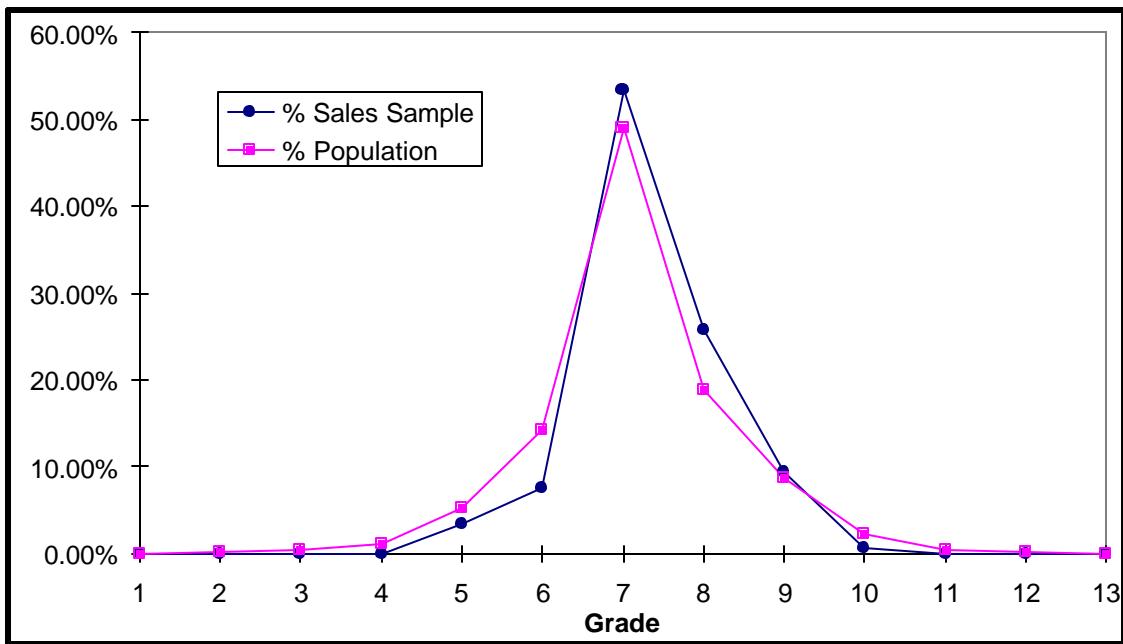


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

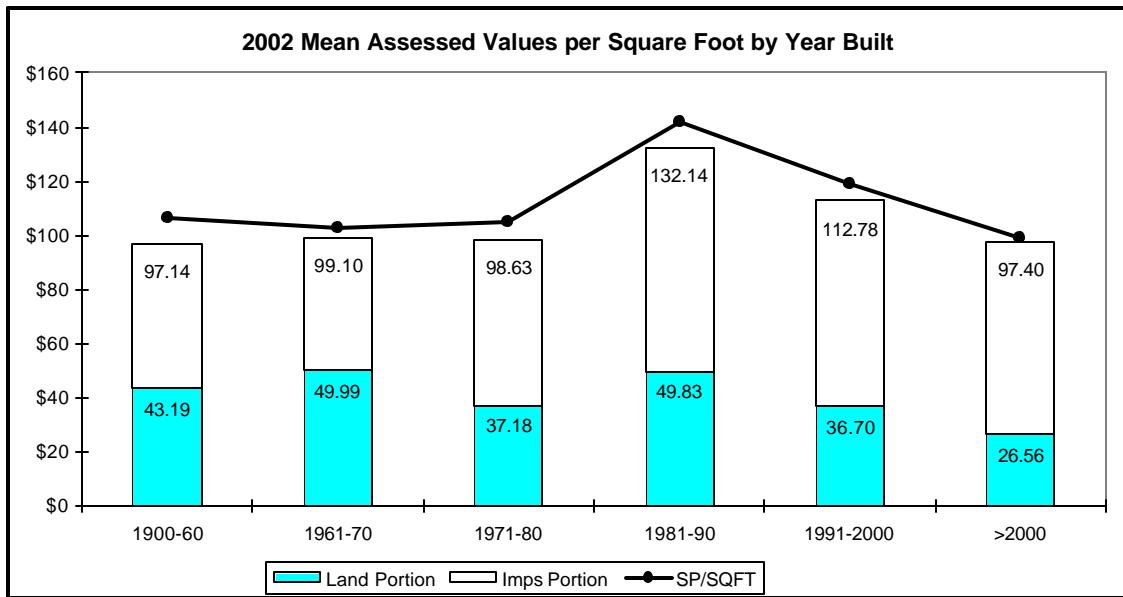
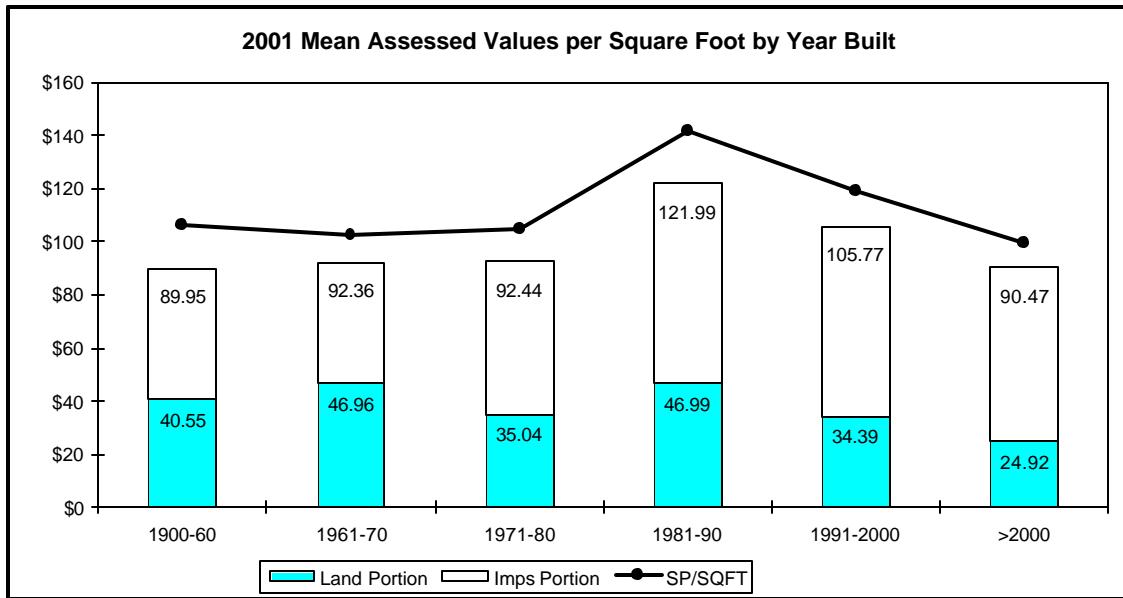
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	20	3.31%
6	46	7.62%
7	322	53.31%
8	156	25.83%
9	56	9.27%
10	4	0.66%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		604

Population		
Grade	Frequency	% Population
1	0	0.00%
2	4	0.09%
3	16	0.36%
4	44	0.98%
5	237	5.28%
6	641	14.28%
7	2203	49.09%
8	840	18.72%
9	386	8.60%
10	100	2.23%
11	14	0.31%
12	3	0.07%
13	0	0.00%
		4488



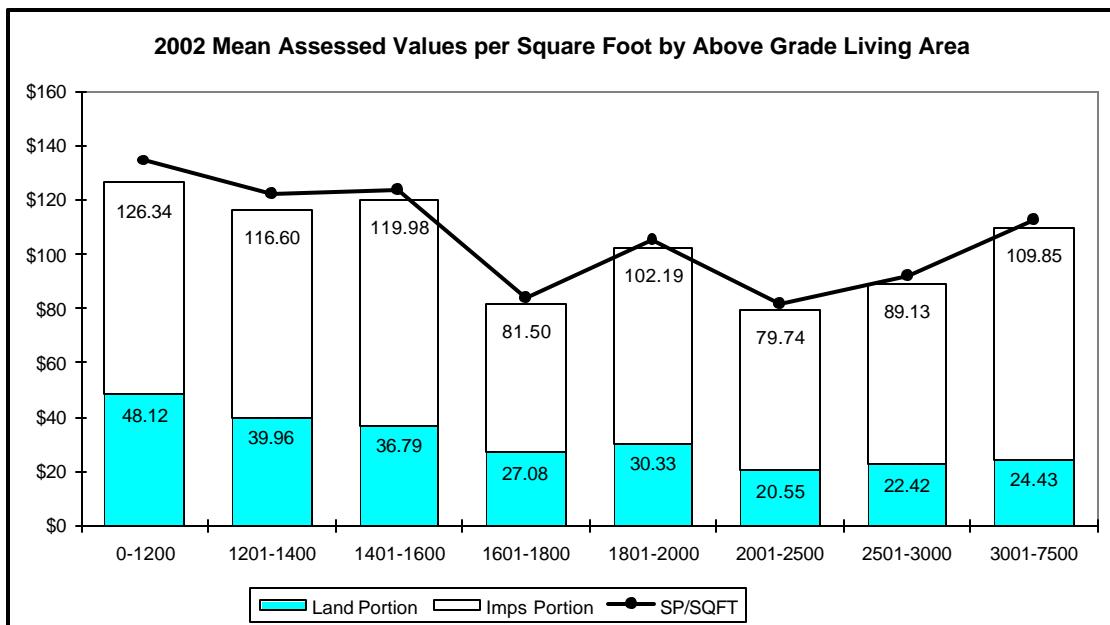
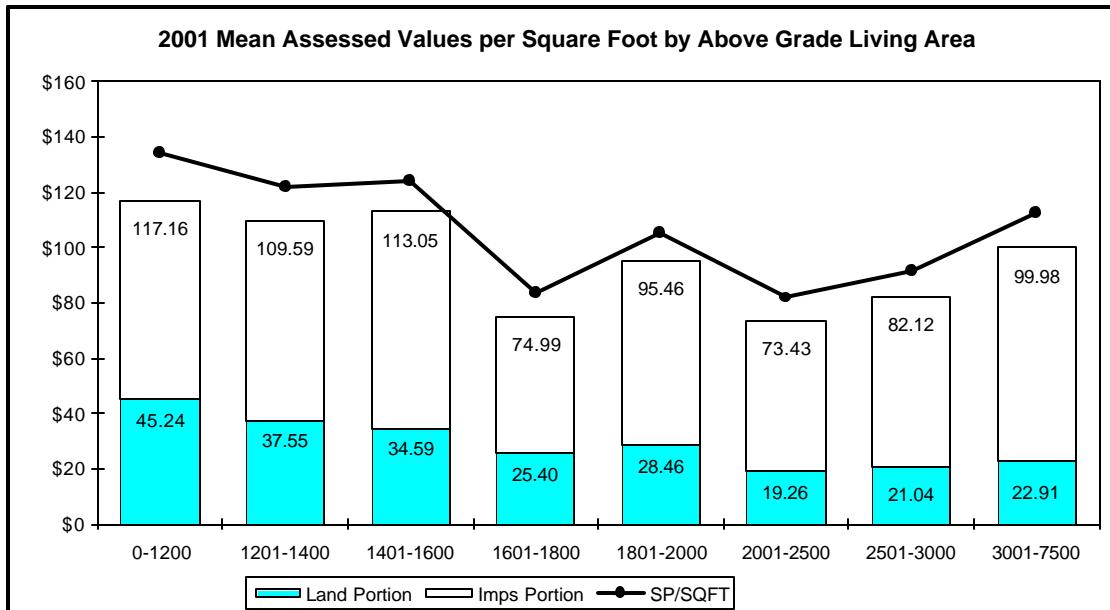
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



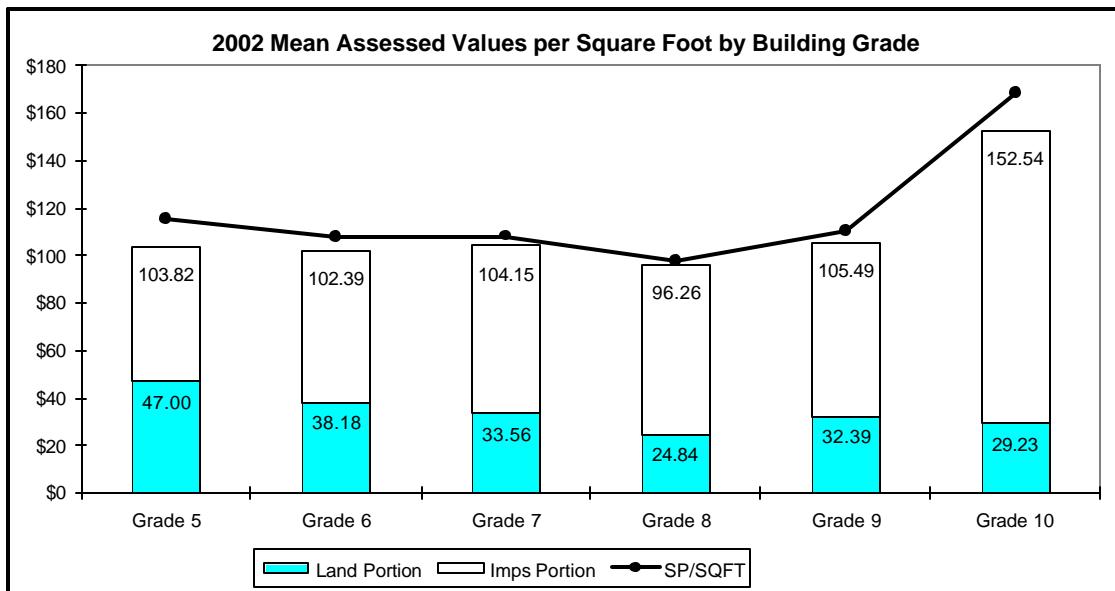
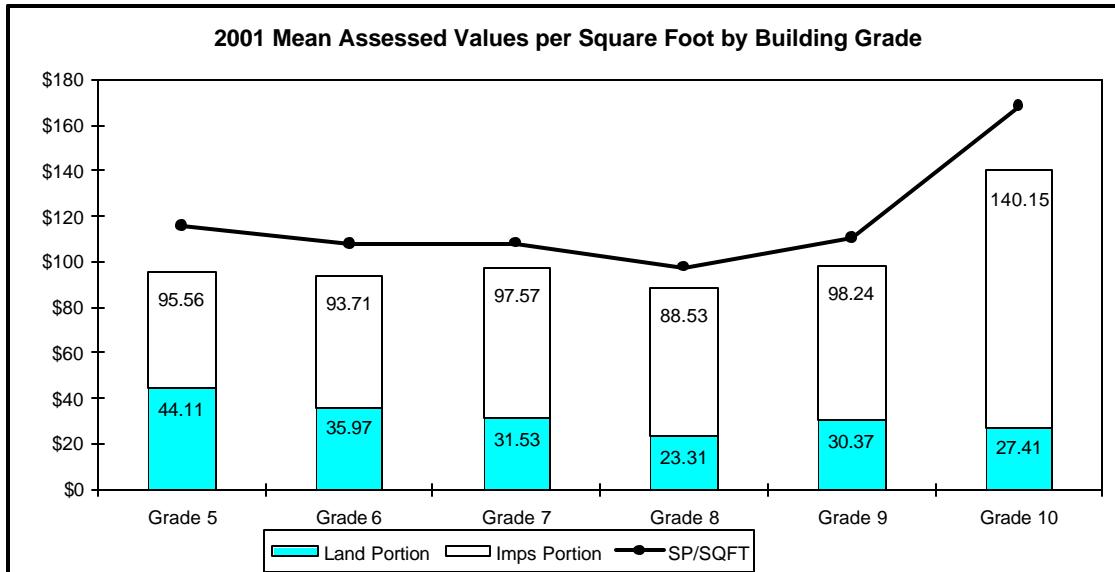
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. Due to the diversity of the area, a more conservative approach to value was utilized.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. Significant adjustments have been made to grade 5 and grade 6 homes in this model to equalize values of these properties. The sales sample in the Grade 10 strata contained 4 sales so the data for this strata is not significant.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

Based on the 32 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 7% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.07, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 604 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, sub area 6 had a lower average ratio (assessed value/sales price) than other sub areas, so the formula adjusts these properties upward more than in the other sub areas. Those parcels with major number 743710 (Rosewood Park) and 885764 (Valley Meadows at Maple Valley) had lower average ratios than other properties in the area so the formula adjusted these parcels upward more than others. Parcels with major 070573 (Belmonte Court) had higher average ratios so the formula

Improved Parcel Update (continued)

adjusted these parcels downward. Grade 5 homes in good condition, and grade 6 homes in average condition had lower average ratios so the formula adjusted these properties accordingly. Similarly, adjustments were made to homes built after 2000, which were at lower assessment ratios than older homes. Finally, homes situated on 3.01-5 acres were also at lower assessment ratios and required a greater upward adjustment than those on other sized sites. These adjustments improved equalization.

The derived adjustment formula is:

$$2002 \text{ Total Value} = 2001 \text{ Total Value} / (.9585363 - (.03370511 \text{ if in Subarea 6}) - (.0499731 \text{ if Major 743710}) - (.08680237 \text{ if Major 885764}) + (.0605237 \text{ if Major 070573}) - (.09403717 \text{ if Grade 5 in Good Condition}) - (.05225365 \text{ if Grade 6 in Average Condition}) - .02828522 \text{ if Year Built} > 2000) - .1260697 \text{ if 3.01-5 acres})$$

The resulting total value is rounded down to the next \$1,000, then:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:*
- *If multiple houses exist on a parcel, the improvement change indicated by the sales sample is used to arrive at a new total value $(2001 \text{ Land Value} \times 1.07) + (2001 \text{ Improvement Value} \times 1.072)$ rounded down.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then the improvement percent change as indicated by the sales sample is used to arrive at a new total value. $(2001 \text{ Land Value} \times 1.07) + (2001 \text{ Improvement Value} \times 1.072)$ rounded down.
 - *If vacant parcels (no improvement value,) only the land adjustment applies.
 - *If land values or improvements are \$10,000 or less, there is no change from previous value.
 - *If a parcel is coded “No Perc” (Sewer System=3,) there is no change from previous land value.
 - *If an improvement is coded “% Net Condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies.)
 - *If residential properties exist on commercially zoned land, there is no change from previous value. $(2002 \text{ Total value} = 2001 \text{ Total value})$

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment: **2002 Total Value = (2001 Total Value x 1.07) +(2001 Improvement Value x 1.072)** with results rounded down to the next \$1,000. The resulting improvement value is calculated as follows:

$$2002 \text{ Total Value} = 2002 \text{ Improvement Value} \text{ plus } 2002 \text{ Land Value}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 57 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.33%

Yr Built >2000	Yes
% Adjustment	3.17%
Grade 5, Good Condition	Yes
% Adjustment	11.35%
Grade 6, Avg Condition	Yes
% Adjustment	6.02%
3.01-5 Acres	Yes
% Adjustment	15.80%
Subarea 6	Yes
% Adjustment	3.80%
Major 743710	Yes
% Adjustment	5.74%
Major 885764	Yes
% Adjustment	10.39%
Major 070573	Yes
% Adjustment	-6.20%

Comments - All improved parcels adjusted by this model will receive the overall adjustment of 4.33%.

Generally new homes, homes in Sub Area 6, homes on 3.01-5 acres, Grade 5 homes in good condition, Grade 6 homes in average condition and homes in 2 plats were at a lower assessment level than the average. One plat was at a higher assessment level. This model corrects for these strata differences.

An improved parcel in Major 743710 (which is situated in Sub Area 6) would *approximately* receive a 13.87% upward adjustment (4.33% + 5.74% + 3.8%).

An improved parcel in Major 885764 which was built after 2000 would *approximately* receive a 17.89% adjustment (4.33% + 10.39% + 3.17%).

An improved parcel in Major 070573 would *approximately* receive a -1.87% adjustment (4.33% -6.20%).

There are 18 Grade 6 homes in average condition, on 3.01-5 acres in the population which would *approximately* receive a 26.15% upward adjustment (4.33%+6.02%+15.80%)

There are only 2 Grade 5 homes in good condition, on 3.01-5 acres in the population which would *approximately* receive a 31.48% upward adjustment (4.33% + 11.35% + 15.80%).

There is only 1 Grade 5 home in good condition, on 3.01-5 acres, in Sub Area 6 in the population which would *approximately* receive a 35.28% upward adjustment (4.33% + 11.35% + 15.80% + 3.80%).

53% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 57 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
743710	Rosewood Park	17	125	13.6%	SW 34-22-06	6	7	1991 thru 1994	Hwy 169 & Hwy 516
885764	Valley Meadows at Maple Valley	26	100	26.0%	SW 15-22-06	1	8	2001	Hwy 169 & SE 251st Street
070573	Belmonte Court	23	35	65.7%	SE 22-22-06	1	8	1999 & 2000	Hwy 169 & SE 238th Street

Area 57 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.3%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	20	0.894	0.973	8.8%	0.902	1.043
6	46	0.914	0.989	8.2%	0.957	1.021
7	322	0.932	0.992	6.4%	0.984	1.000
8	156	0.935	1.004	7.4%	0.995	1.013
9	56	0.931	0.995	6.8%	0.971	1.019
10	4	0.827	0.895	8.2%	0.721	1.069
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1960	40	0.922	0.987	7.1%	0.942	1.032
1961-1970	28	0.949	1.009	6.3%	0.965	1.052
1971-1980	52	0.895	0.965	7.9%	0.938	0.992
1981-1990	88	0.923	0.980	6.2%	0.963	0.997
1991-2000	334	0.945	1.001	5.9%	0.994	1.007
>2000	62	0.886	0.995	12.3%	0.983	1.007
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	525	0.933	0.998	6.9%	0.992	1.004
Good	63	0.893	0.959	7.4%	0.929	0.989
Very Good	16	0.920	0.977	6.2%	0.900	1.055
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	213	0.913	0.979	7.2%	0.966	0.992
1.5	22	0.916	0.968	5.7%	0.909	1.027
2	369	0.938	1.002	6.8%	0.996	1.008
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	562	0.931	0.995	6.8%	0.989	1.001
Y	42	0.906	0.976	7.6%	0.936	1.015
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	581	0.930	0.993	6.8%	0.987	1.000
Y	23	0.916	0.992	8.2%	0.938	1.045

Area 57 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.3%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
<801	5	0.944	0.996	5.5%	0.754	1.237
801-1000	20	0.920	0.985	7.1%	0.931	1.039
1001-1500	176	0.913	0.976	6.8%	0.964	0.988
1501-2000	213	0.934	0.997	6.7%	0.987	1.006
2001-2500	117	0.943	1.008	6.9%	0.995	1.021
2501-3000	52	0.933	0.996	6.7%	0.977	1.016
3001-5000	21	0.903	0.985	9.0%	0.949	1.020
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
<5001	46	0.940	1.000	6.4%	0.986	1.013
5001-8000	234	0.941	1.008	7.2%	1.001	1.016
8001-12000	126	0.943	0.996	5.7%	0.983	1.009
12001-16000	32	0.903	0.977	8.3%	0.934	1.021
16001-20000	19	0.918	0.984	7.2%	0.935	1.033
20001-30000	38	0.923	0.991	7.3%	0.965	1.016
30001-43559	38	0.927	0.976	5.3%	0.947	1.006
1AC-3AC	46	0.917	0.964	5.1%	0.928	1.000
3.01AC-5AC	14	0.820	0.993	21.1%	0.932	1.054
>5AC	11	0.930	0.973	4.5%	0.911	1.035
Plat 743710	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	587	0.931	0.993	6.7%	0.987	1.000
Y	17	0.872	0.995	14.0%	0.966	1.024
Plat 885764	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	578	0.934	0.993	6.3%	0.987	1.000
Y	26	0.847	0.998	17.9%	0.986	1.010

Area 57 Annual Update Ratio Confidence Intervals

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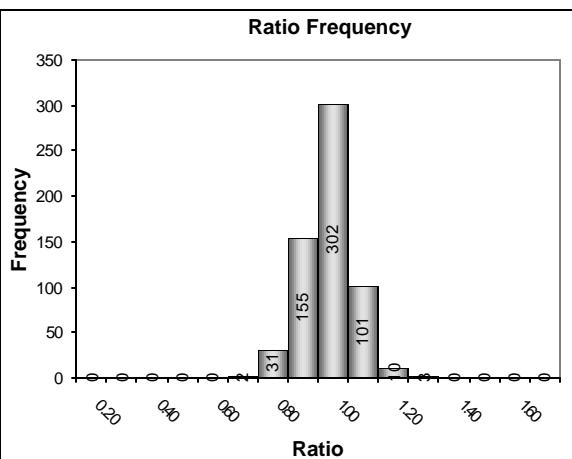
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Bldg Grade	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
Plat 070573	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	581	0.926	0.993	7.3%	0.987	1.000
Y	23	1.017	0.996	-2.1%	0.974	1.017
Grade 5 with Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Non-Grade 5	584	0.930	0.994	6.9%	0.988	1.000
Grd 5/Avg Cond	7	0.936	0.984	5.1%	0.845	1.123
Grd 5/Good Cond	7	0.824	0.951	15.4%	0.797	1.105
Grd 5/Vgd Cond	6	0.937	0.989	5.5%	0.823	1.155
Grade 6 with/ Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Non-Grade 6	558	0.930	0.994	6.9%	0.987	1.000
Grd 6/Avg Cond	25	0.893	0.992	11.1%	0.957	1.027
Grd 6/Good Cond	14	0.919	0.970	5.5%	0.894	1.045
Grd 6/Vgd Cond	7	0.980	1.020	4.0%	0.892	1.148

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SE/Team 3	Lien Date: 01/01/2001	Date of Report: 7/30/2002	Sales Dates: 1/2000 - 12/2001
Area 57 - Black Diamond	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 604 Mean Assessed Value 226,000 Mean Sales Price 243,300 Standard Deviation AV 75,294 Standard Deviation SP 85,786			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.935 Median Ratio 0.939 Weighted Mean Ratio 0.929			
UNIFORMITY			
Lowest ratio 0.678 Highest ratio: 1.214 Coefficient of Dispersion 6.84% Standard Deviation 0.083 Coefficient of Variation 8.87% Price Related Differential (PRD) 1.007			
RELIABILITY			
95% Confidence: Median Lower limit 0.930 Upper limit 0.948 95% Confidence: Mean Lower limit 0.929 Upper limit 0.942			
SAMPLE SIZE EVALUATION			
N (population size) 4488 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.083 Recommended minimum: 11 Actual sample size: 604 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 289 # ratios above mean: 315 Z: 1.058 Conclusion: Normal*			
*i.e. no evidence of non-normality			



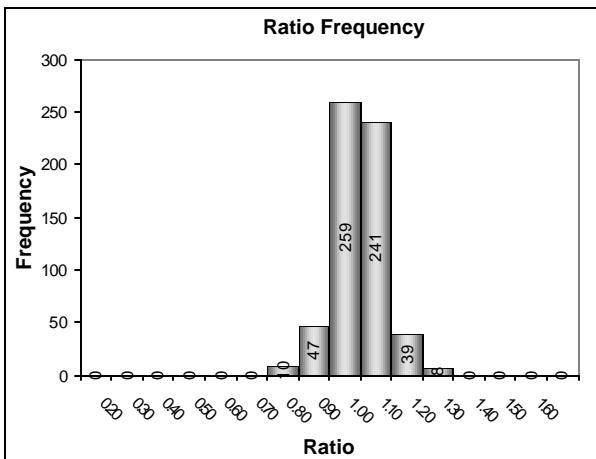
COMMENTS:

Single Family Residences throughout area 57

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SE/TEAM 3	Lien Date: 01/01/2002	Date of Report: 7/30/2002	Sales Dates: 1/2000 - 12/2001
Area 57 - Black Diamond	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 604			
<i>Mean Assessed Value</i> 241,700			
<i>Mean Sales Price</i> 243,300			
<i>Standard Deviation AV</i> 82,416			
<i>Standard Deviation SP</i> 85,786			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.998			
<i>Median Ratio</i> 0.998			
<i>Weighted Mean Ratio</i> 0.993			
UNIFORMITY			
<i>Lowest ratio</i> 0.748			
<i>Highest ratio:</i> 1.264			
<i>Coefficient of Dispersion</i> 5.78%			
<i>Standard Deviation</i> 0.079			
<i>Coefficient of Variation</i> 7.88%			
<i>Price Related Differential (PRD)</i> 1.004			
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i> 0.992			
<i>Upper limit</i> 1.003			
95% Confidence: Mean			
<i>Lower limit</i> 0.991			
<i>Upper limit</i> 1.004			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 4488			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.079			
Recommended minimum: 10			
<i>Actual sample size:</i> 604			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 302			
# ratios above mean: 302			
Z: 0.000			
Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 57

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	232206	9035	10/12/00	92000	790	0	5	1936	3	13275	Y	Y	24527 250TH AV SE
1	362306	9016	9/24/01	152000	860	0	5	1920	4	14197	N	N	18925 276TH AV SE
1	362306	9020	11/6/00	169000	950	0	5	1920	3	33750	N	N	18915 276TH AV SE
1	208520	0905	10/16/00	198000	970	0	5	1952	3	16650	N	N	22912 UPPER DORRE DON WY SE
1	146740	0035	1/27/01	175000	1070	0	5	1958	4	35930	Y	Y	25247 SE 244TH ST
1	858850	0140	11/6/01	170000	960	0	6	1976	3	13500	N	N	25123 238TH AV SE
1	146540	0020	7/3/01	195000	1000	0	6	1981	3	46609	N	N	24658 SE 235TH PL
1	146540	0020	11/17/00	169950	1000	0	6	1981	3	46609	N	N	24658 SE 235TH PL
1	858850	0340	8/4/00	154000	1010	0	6	1977	3	16337	N	N	24929 237TH AV SE
1	092206	9080	2/28/00	132500	1040	0	6	1960	3	7200	N	N	22515 SE BAIN RD
1	182207	9033	11/1/01	181500	1170	0	6	1944	3	39437	N	N	28007 SE 224TH ST
1	182207	9033	11/22/00	164950	1170	0	6	1944	3	39437	N	N	28007 SE 224TH ST
1	208520	0585	8/16/00	181900	1320	0	6	1929	3	10045	N	Y	23209 LOWER DORRE DON WY SE
1	112206	9176	9/22/00	280000	1340	0	6	1909	4	298821	N	N	24852 SE 224TH ST
1	858850	0360	1/11/01	158000	1350	0	6	1969	3	14226	N	N	23714 SE 250TH ST
1	639960	0190	8/3/01	225000	1400	0	6	1962	3	10548	Y	Y	23909 SE 238TH ST
1	152206	9046	4/27/00	179950	1750	0	6	1935	3	13939	N	N	23910 SE 238TH ST
1	062207	9057	10/24/01	400000	1960	0	6	1914	4	287931	Y	N	28618 SE 208TH ST
1	439600	0120	7/16/01	165500	1020	0	7	1967	3	19893	N	N	22605 285TH AV SE
1	439600	0600	5/23/00	135000	1020	0	7	1967	3	15023	N	N	28625 SE 228TH ST
1	439600	0570	3/15/01	199950	1080	0	7	1967	3	15020	N	N	28555 SE 228TH ST
1	122206	9060	4/18/01	165000	1080	0	7	1964	3	30825	N	N	22030 260TH AV SE
1	856730	0270	10/12/00	249950	1140	1140	7	1957	3	43692	N	N	21703 234TH AV SE
1	012206	9093	3/16/01	257000	1200	0	7	1985	4	108028	Y	N	26715 SE 196TH ST
1	142206	9077	5/4/01	280000	1200	670	7	1975	3	85377	N	N	22720 255TH PL SE
1	070570	0460	10/20/01	189000	1210	0	7	1994	3	7563	N	N	23801 SE 245TH ST
1	070570	0970	4/17/00	174000	1230	0	7	1994	3	9717	N	N	24501 234TH WY SE
1	940715	0230	9/12/00	199950	1240	360	7	1996	3	7879	N	N	24320 SE 261ST PL

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	885696	0670	8/17/01	198450	1260	0	7	1994	3	8865	N	N	23315 SE 239TH ST
1	885696	0640	5/4/01	197500	1260	0	7	1995	3	8204	N	N	23924 233RD WY SE
1	885696	0610	3/13/01	195000	1260	0	7	1995	3	11688	N	N	23940 233RD WY SE
1	885695	0330	1/19/01	189950	1260	0	7	1994	3	7026	N	N	23227 SE 242ND ST
1	885695	0010	11/6/00	188950	1260	0	7	1994	3	10201	N	N	24322 234TH WY SE
1	885695	0150	10/20/00	185000	1260	0	7	1994	3	8982	N	N	23406 SE 242ND ST
1	885696	0490	1/19/00	176950	1260	0	7	1995	3	8683	N	N	23934 232ND PL SE
1	070570	0100	6/27/00	200100	1310	0	7	1996	3	7566	N	N	24460 234TH WY SE
1	439600	0350	10/12/00	164000	1310	0	7	1967	4	21686	N	N	22611 286TH AV SE
1	070571	0280	12/26/01	194000	1310	0	7	1995	3	8162	N	N	24706 234TH WY SE
1	070571	0740	7/3/00	188500	1310	0	7	1995	3	7193	N	N	23393 SE 248TH ST
1	070571	0560	4/25/01	205000	1340	0	7	1996	3	10217	N	N	23833 SE 248TH ST
1	070570	0710	12/17/01	200000	1340	0	7	1995	3	6000	N	N	23811 SE 247TH PL
1	070570	0590	5/22/00	194000	1340	0	7	1995	3	9154	N	N	23821 SE 246TH ST
1	070571	0610	5/3/00	186000	1340	0	7	1996	3	7038	N	N	23739 SE 248TH ST
1	439600	0500	6/14/01	185500	1400	0	7	1967	4	15415	N	N	22730 287TH PL SE
1	940715	0370	10/18/01	199500	1416	0	7	1996	3	6250	N	N	24033 SE 261ST PLACE
1	146540	0052	5/12/00	265000	1420	620	7	1978	3	85813	N	N	25048 SE 235TH PL
1	885696	0220	4/12/01	197500	1440	0	7	1995	3	9178	N	N	23844 232ND CT SE
1	885696	0250	6/5/00	208000	1440	0	7	1995	3	11220	N	N	23855 232ND CT SE
1	885696	0380	12/20/00	207000	1440	0	7	1995	3	9727	N	N	23299 SE 241ST CT
1	208520	0859	5/9/01	169500	1440	0	7	1963	3	8740	N	N	23106 UPPER DORRE DON WY SE
1	885695	0400	2/9/01	194950	1440	0	7	1994	3	8009	N	N	23330 SE 243RD PL
1	885696	0480	9/25/00	202000	1460	0	7	1996	3	7081	N	N	23211 SE 240TH WY
1	439600	0390	11/27/00	171000	1460	0	7	1967	4	20440	N	N	28606 SE 228TH ST
1	122206	9169	9/22/00	266500	1510	0	7	1986	3	89733	N	N	22228 272ND AV SE
1	885696	0130	5/23/01	219000	1530	0	7	1994	3	7610	N	N	23904 234TH PL SE
1	885696	0070	6/19/00	202000	1530	0	7	1994	3	7001	N	N	23928 234TH PL SE
1	232206	9012	12/21/00	235000	1540	0	7	1954	3	121096	N	Y	24709 250TH AV SE

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	112206	9036	2/7/00	230000	1540	0	7	1962	3	205167	N	N	22043 260TH AV SE
1	146740	0130	6/6/01	330000	1570	0	7	1961	4	41430	Y	Y	25643 SE 242ND ST
1	885696	0470	11/20/01	209500	1600	0	7	1996	3	5272	N	N	24006 232ND PL SE
1	940715	0030	10/5/01	204950	1601	0	7	1996	3	6732	N	N	24018 SE 261ST ST
1	072207	9045	11/23/01	369000	1610	0	7	1924	5	207721	Y	N	29021 SE 208TH ST
1	152206	9074	12/19/00	194000	1610	0	7	1959	4	95396	N	N	22851 244TH AV SE
1	885696	0510	3/27/01	231000	1660	0	7	1995	3	8800	N	N	23922 232ND PL SE
1	070570	0380	4/24/01	216950	1660	0	7	1994	3	6596	N	N	23838 SE 245TH ST
1	070570	0610	6/21/01	225000	1660	0	7	1995	3	6996	N	N	23808 SE 247TH PL
1	070570	0960	7/19/01	209985	1660	0	7	1994	3	10763	N	N	24505 234TH WY SE
1	070570	0080	10/10/00	217500	1660	0	7	1993	3	7684	N	N	24448 234TH WY SE
1	070570	0840	4/18/00	213000	1660	0	7	1994	3	7232	N	N	23631 SE 245TH ST
1	070570	0670	11/16/01	219950	1660	0	7	1995	3	9025	N	N	23841 SE 247TH PL
1	070570	0700	10/29/01	218600	1660	0	7	1995	3	6000	N	N	23819 SE 247TH PL
1	070570	0610	3/17/00	211000	1660	0	7	1995	3	6996	N	N	23808 SE 247TH PL
1	070570	0230	1/18/00	202500	1660	0	7	1994	3	7776	N	N	24421 236TH CT SE
1	070570	0630	8/7/00	202500	1660	0	7	1995	3	7932	N	N	23824 SE 247TH PL
1	070570	0440	10/23/01	217950	1670	0	7	1994	3	7150	N	N	23817 SE 245TH ST
1	070570	0370	12/19/01	211000	1670	0	7	1994	3	8497	N	N	23830 SE 245TH ST
1	070570	0010	8/23/01	229750	1700	0	7	1997	3	9699	N	N	23404 SE 244TH CT
1	070571	0300	6/8/01	230000	1700	0	7	1995	3	7366	N	N	24720 234TH WY SE
1	070571	0430	7/23/01	229900	1700	0	7	1997	3	9029	N	N	24704 237TH PL SE
1	070571	0500	6/27/01	224500	1700	0	7	1996	3	6709	N	N	23812 SE 248TH ST
1	070571	0600	11/21/01	222900	1700	0	7	1996	3	9981	N	N	23805 SE 248TH STREET
1	070571	0130	8/29/00	219950	1700	0	7	1996	3	7313	N	N	23421 SE 246TH PL
1	070571	0700	5/24/01	219950	1700	0	7	1995	3	7000	N	N	23417 SE 248TH ST
1	070571	0820	2/15/01	217250	1700	0	7	1995	3	7899	N	N	24619 234TH WY SE
1	070571	0690	1/11/00	210000	1700	0	7	1995	3	7000	N	N	23425 SE 248TH ST
1	182207	9036	9/6/00	290000	1740	0	7	1969	3	237402	N	N	28035 SE 224TH ST

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	885696	0400	6/27/01	236450	1820	0	7	1995	3	8439	N	N	23233 SE 241ST CT
1	885695	0190	6/19/01	235900	1820	0	7	1994	3	6467	N	N	23222 SE 242ND ST
1	885695	0240	7/26/01	235000	1820	0	7	1994	3	6753	N	N	24223 232ND PL SE
1	885695	0140	10/3/00	231000	1820	0	7	1994	3	9435	N	N	23410 SE 242ND ST
1	885695	0260	4/11/00	215000	1820	0	7	1994	3	10878	N	N	24231 232ND PL SE
1	885696	0050	3/9/00	203950	1820	0	7	1994	3	6916	N	N	23938 234TH PL SE
1	885696	0540	4/13/01	234950	1860	0	7	1995	3	11227	N	N	23217 SE 239TH ST
1	885696	0520	9/19/00	229900	1860	0	7	1995	3	8800	N	N	23916 232ND PL SE
1	885696	0110	5/23/00	229950	1860	0	7	1994	3	7728	N	N	23420 SE 239TH CT
1	885695	0280	4/23/01	237000	1860	0	7	1994	3	7207	N	N	24226 232ND PL SE
1	885696	0260	4/25/01	231950	1860	0	7	1995	3	10500	N	N	23903 232ND CT SE
1	885696	0560	12/17/01	229950	1860	0	7	1995	3	8838	N	N	23911 233RD WY SE
1	885695	0120	8/17/00	226000	1860	0	7	1994	3	8979	N	N	23417 SE 242ND ST
1	885696	0160	9/6/01	241400	1870	0	7	1994	3	7706	N	N	23306 SE 239TH ST
1	885696	0410	4/6/01	240000	1870	0	7	1995	3	8656	N	N	23237 SE 241ST CT
1	072207	9054	12/21/01	385000	1900	0	7	1977	4	165878	N	N	22221 284TH AV SE
1	439600	0140	5/30/00	206000	1910	0	7	1964	3	17096	N	N	22633 285TH AV SE
1	102206	9163	9/11/01	312500	1940	0	7	1982	4	112384	N	N	23416 SE 216TH WY
1	070571	0310	7/12/01	247500	1950	0	7	1995	3	7150	N	N	23416 SE 248TH ST
1	070571	0120	7/25/01	244900	1950	0	7	1996	3	7291	N	N	23429 SE 246TH PL
1	070571	0220	12/3/01	237000	1950	0	7	1995	3	7900	N	N	23440 SE 247TH CT
1	070571	0550	12/27/00	233950	1950	0	7	1996	3	7004	N	N	23837 SE 248TH ST
1	070571	0440	6/14/00	225000	1950	0	7	1997	3	7314	N	N	24708 237TH PL SE
1	070571	0650	2/10/00	224500	1950	0	7	1995	3	7000	N	N	23711 SE 248TH ST
1	070571	0230	2/15/00	218000	1950	0	7	1995	3	6641	N	N	23439 SE 247TH CT
1	152206	9076	9/25/00	220000	2000	0	7	1959	4	26688	N	N	24245 SE 228TH ST
1	070570	0240	7/12/01	235000	2010	0	7	1994	3	10079	N	N	24426 236TH CT SE
1	070570	0250	3/24/00	210000	2010	0	7	1994	3	7296	N	N	24432 236TH CT SE
1	070570	0280	9/12/01	239950	2020	0	7	1994	3	9147	N	N	24431 237TH CT SE

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	070570	0830	4/25/01	240990	2020	0	7	1994	3	8337	N	N	23707 SE 245TH ST
1	070570	0820	12/20/01	229500	2020	0	7	1994	3	7326	N	N	23715 SE 245TH ST
1	070570	0500	5/1/00	230000	2020	0	7	1994	3	7306	N	N	23828 SE 246TH ST
1	070570	0360	3/20/01	237950	2040	0	7	1994	3	8031	N	N	23822 SE 245TH ST
1	182207	9030	11/17/00	258544	2110	0	7	1920	5	90169	N	N	28259 SE 224TH ST
1	112206	9004	2/27/01	419000	2120	0	7	1964	3	169884	N	N	21233 260TH AV SE
1	070570	0660	8/24/01	265000	2170	0	7	1995	3	7094	N	N	23846 SE 247TH PL
1	070570	0530	2/23/00	235500	2170	0	7	1995	3	9798	N	N	23848 SE 246TH ST
1	070570	0560	2/17/00	226600	2170	0	7	1995	3	7380	N	N	23837 SE 246TH ST
1	070570	0620	1/17/00	220000	2170	0	7	1995	3	7316	N	N	23816 SE 247TH PL
1	940715	0220	2/16/00	212000	2184	0	7	1996	3	7980	N	N	24314 SE 261ST PL
1	070571	0140	3/23/01	257000	2190	0	7	1996	3	8058	N	N	23413 SE 246TH PL
1	070571	0720	7/24/01	257000	2190	0	7	1995	3	7000	N	N	23407 SE 248TH ST
1	070571	0110	9/13/01	254500	2190	0	7	1996	3	7880	N	N	23435 SE 246TH PL
1	070570	0130	10/2/00	253000	2190	0	7	1997	3	7346	N	N	24435 235TH CT SE
1	070571	0750	12/12/00	250500	2190	0	7	1995	3	7824	N	N	23387 SE 248TH ST
1	070571	0040	7/18/00	249900	2190	0	7	1996	3	8294	N	N	23420 SE 246TH PL
1	070571	0030	2/13/01	240000	2190	0	7	1996	3	7927	N	N	23414 SE 246TH PL
1	070571	0790	3/15/00	240000	2190	0	7	1995	3	7974	N	N	23390 SE 248TH ST
1	070571	0190	4/13/00	233400	2190	0	7	1995	3	7230	N	N	23424 SE 247TH CT
1	070571	0450	3/6/00	228000	2190	0	7	1997	3	9181	N	N	24714 237TH PL SE
1	062207	9032	9/19/01	275000	2460	0	7	1997	3	107157	N	N	28238 SE 204TH ST
1	062207	9061	5/15/01	258000	1280	510	8	1978	3	97138	N	N	28253 SE 204TH ST
1	885697	0410	10/16/01	229500	1510	0	8	2001	3	4615	N	N	24211 231ST AV SE
1	885697	0560	10/20/00	221200	1510	0	8	2000	3	4341	N	N	24223 231ST PL SE
1	885697	0550	10/11/00	219900	1510	0	8	2000	3	4519	N	N	24221 231ST PL SE
1	182207	9046	7/25/00	290000	1520	1520	8	1978	3	41072	N	N	27639 SE 231ST ST
1	885697	0240	11/28/01	207500	1520	0	8	2001	3	3119	N	N	22917 SE 241ST PL
1	885697	0280	7/3/01	207500	1520	0	8	2001	3	3906	N	N	22927 SE 241ST PL

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	885697	0120	12/14/00	204983	1520	0	8	2000	3	3207	N	N	22900 SE 240TH PL
1	885697	0190	12/13/01	202700	1520	0	8	2000	3	3530	N	N	22903 SE 241ST PL
1	885697	0200	1/18/01	200900	1520	0	8	2000	3	3330	N	N	22907 SE 240TH PL
1	885697	0110	6/26/01	199900	1520	0	8	2000	3	4015	N	N	22904 SE 240TH PL
1	885697	0950	6/5/01	197500	1520	0	8	2000	3	2926	N	N	22929 SE 240TH PL
1	885697	0290	5/29/01	219950	1560	0	8	2001	3	4039	N	N	22931 SE 241ST PL
1	885697	1080	8/29/01	219950	1560	0	8	2001	3	3262	N	N	24109 230TH AV SE
1	885697	1090	8/6/01	219950	1560	0	8	2001	3	3327	N	N	24105 230TH AV SE
1	885697	0160	11/14/00	207900	1560	0	8	2000	3	3695	N	N	22829 SE 240TH PL
1	885697	0150	1/23/01	206900	1560	0	8	2000	3	4439	N	N	22828 SE 240TH PL
1	885697	0260	8/24/01	209500	1600	0	8	2001	3	3463	N	N	22921 SE 241ST PL
1	885697	0250	10/15/01	208500	1600	0	8	2001	3	3245	N	N	22919 SE 241ST PL
1	885697	0140	6/11/01	204500	1600	0	8	2000	3	3058	N	N	22830 SE 240TH PL
1	885697	0220	12/26/00	202900	1600	0	8	2000	3	3126	N	N	22913 SE 241ST PL
1	885697	0180	9/7/01	203000	1600	0	8	2001	3	2946	N	N	22833 SE 241ST PL
1	885697	0130	6/22/01	199900	1600	0	8	2000	3	2611	N	N	22832 SE 240TH PL
1	070573	0330	2/17/00	197950	1700	0	8	2000	3	5979	N	N	23806 SE 249TH ST
1	182207	9045	7/24/00	289900	1740	400	8	1967	3	116740	N	N	28241 SE 224TH ST
1	070573	0280	1/25/00	196500	1740	0	8	1999	3	5267	N	N	23836 SE 249TH ST
1	070573	0320	1/27/00	195950	1740	0	8	1999	3	4064	N	N	23812 SE 249TH ST
1	132206	9033	11/29/00	299000	1760	800	8	1981	3	125888	N	N	27422 SE 236TH ST
1	885697	0770	5/17/01	238200	1825	0	8	2001	3	6029	N	N	24031 231ST PL SE
1	062207	9116	4/27/00	432500	1830	1340	8	1981	4	242629	Y	N	28429 SE 204TH ST
1	885697	0520	9/20/00	224580	1830	0	8	2000	3	5994	N	N	24211 231ST PL SE
1	885697	0780	4/23/01	254922	1850	0	8	2001	3	5700	N	N	24103 231ST PL SE
1	885697	0660	4/11/01	248200	1850	0	8	2001	3	5703	N	N	24118 231ST PL SE
1	885697	0710	4/26/01	247800	1850	0	8	2001	3	5321	N	N	24026 231ST PL SE
1	885697	0750	5/23/01	247100	1850	0	8	2001	3	6519	N	N	24025 231ST PL SE
1	885697	0580	11/30/00	229900	1850	0	8	2000	3	4871	N	N	24226 231ST PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address	
1	885697	0610	11/21/00	229300	1850	0	8	2000	3	5700	N	N	24210 231ST PL SE	
1	885697	0450	7/20/01	210000	1850	0	8	2001	3	4924	N	N	24216 231ST AV SE	
1	885697	0530	12/19/00	237529	1860	0	8	2000	3	5321	N	N	24217 231ST PL SE	
1	112206	9150	8/13/01	429950	1910	0	8	1994	3	209088	N	N	21714 251ST AV SE	
1	885697	0590	9/21/00	228500	1930	0	8	2000	3	5314	N	N	24220 231ST PL SE	
1	885697	0760	1/29/01	246900	1940	0	8	2001	3	5321	N	N	24027 231ST PL SE	
1	885697	0730	3/28/01	243900	1940	0	8	2001	3	5542	N	N	24022 231ST PL SE	
1	885697	0570	9/18/00	238300	1940	0	8	2000	3	7107	N	N	24232 231ST PL SE	
1	222206	9094	5/30/01	290000	1970	0	8	2001	3	22546	N	N	24405 240TH AV SE	
1	885764	0350	11/26/01	289950	2000	0	8	2001	3	3512	N	N	23728 230TH PL SE	
1	885764	0340	5/29/01	274950	2000	0	8	2001	3	3194	N	N	23732 230TH PL SE	
1	885697	0400	6/26/01	265500	2020	0	8	2001	3	4664	N	N	24209 231ST AV SE	
1	885697	0440	8/10/01	261345	2020	0	8	2001	3	4845	N	N	24216 231ST AV SE	
1	885697	0630	12/10/01	260000	2020	0	8	2000	3	5705	N	N	24200 231ST PL SE	
1	885697	0670	7/3/01	261900	2020	0	8	2001	3	5703	N	N	24112 231ST PL SE	
1	885697	0790	5/10/01	256900	2020	0	8	2001	3	5700	N	N	24109 231ST PL SE	
1	885697	0720	2/26/01	254500	2020	0	8	2001	3	6519	N	N	24024 231ST PL SE	
1	885697	0350	12/27/01	256900	2020	0	8	2001	3	5993	N	N	23013 SE 241ST PL	
1	885697	0540	11/20/00	242626	2020	0	8	2000	3	5134	N	N	24219 231ST PL SE	
1	885697	0490	1/5/01	249545	2020	0	8	2001	3	6142	N	N	24129 231ST PL SE	
1	885697	0740	4/20/01	245300	2020	0	8	2001	3	5542	N	N	24023 231ST PL SE	
1	885697	0600	11/20/00	238400	2020	0	8	2000	3	5205	N	N	24216 231ST PL SE	
1	885697	0630	10/23/00	241410	2020	0	8	2000	3	5705	N	N	24200 231ST PL SE	
1	885764	0330	2/14/01	273500	2030	0	8	2001	3	4839	N	N	23802 230TH PL SE	
1	885764	0670	5/2/01	279950	2090	0	8	2001	3	4408	N	N	23731 230TH PL SE	
1	885764	0680	5/2/01	279950	2110	0	8	2001	3	5145	N	N	23733 230TH PL SE	
1	070573	0220	7/19/01	255000	2180	0	8	2000	3	7007	N	N	24810 239TH CT SE	
1	885697	0460	8/7/01	269900	2180	0	8	2001	3	5001	N	N	24206 231ST AV SE	
1	885697	0690	4/20/01	273000	2180	0	8	2001	3	5702	N	N	24104 231ST PL SE	

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1	885697	0650	3/22/01	265400	2180	0	8	2001	3	5704	N	N	24122 231ST PL SE	
1	885697	0680	4/6/01	265400	2180	0	8	2001	3	5702	N	N	24108 231ST PL SE	
1	070573	0180	1/23/01	246000	2180	0	8	2000	3	5367	N	N	25504 242ND PL SE	
1	885697	0800	8/21/01	266400	2180	0	8	2001	3	5700	N	N	24113 231ST PL SE	
1	885697	0810	1/17/01	254900	2180	0	8	2001	3	6129	N	N	24119 231ST PL SE	
1	070573	0300	9/6/01	238000	2180	0	8	1999	3	5000	N	N	23824 SE 249TH ST	
1	885697	0640	9/12/00	254770	2180	0	8	2000	3	5704	N	N	24128 231ST PL SE	
1	885697	0620	9/19/00	248200	2180	0	8	2000	3	5705	N	N	24206 231ST PL SE	
1	885697	0500	8/24/00	244500	2180	0	8	2000	3	5700	N	N	24201 231ST PL SE	
1	070573	0210	6/26/00	228950	2180	0	8	2000	3	6988	N	N	24814 239TH CT SE	
1	070573	0220	5/15/00	226461	2180	0	8	2000	3	7007	N	N	24810 239TH CT SE	
1	070573	0180	6/9/00	226384	2180	0	8	2000	3	5367	N	N	25504 242ND PL SE	
1	070573	0200	6/20/00	222260	2180	0	8	2000	3	4840	N	N	24818 239TH CT SE	
1	070573	0100	4/5/00	220775	2180	0	8	2000	3	5000	N	N	23929 SE 249TH ST	
1	070573	0120	5/3/00	216950	2180	0	8	2000	3	6338	N	N	23941 SE 249TH ST	
1	070573	0260	2/14/00	215950	2180	0	8	2000	3	6439	N	N	24823 239TH CT SE	
1	070573	0240	3/9/00	215000	2180	0	8	1999	3	5168	N	N	24815 239TH CT SE	
1	070573	0250	3/2/00	213950	2180	0	8	2000	3	5130	N	N	24819 239TH CT SE	
1	070573	0270	4/19/00	213700	2180	0	8	1999	3	6843	N	N	24827 239TH CT SE	
1	242206	9081	7/12/00	442500	2220	0	8	1981	3	295336	N	N	27022 SE 243RD ST	
1	885697	0700	5/25/01	235000	2250	0	8	2001	3	6032	N	N	24030 231ST PL SE	
1	885764	0660	3/28/01	294950	2270	0	8	2001	3	5241	N	N	23729 230TH PL SE	
1	885764	0650	4/24/01	305000	2360	0	8	2001	3	4915	N	N	23727 230TH PL SE	
1	885764	0900	7/13/01	325413	2400	0	8	2001	3	5755	N	N	23029 SE 238TH ST	
1	885764	0070	8/14/01	309950	2400	0	8	2001	3	5683	N	N	32926 231ST PL SE	
1	885764	0040	12/6/01	299950	2400	0	8	2001	3	6053	N	N	23119 SE 239TH PL	
1	885764	0800	10/23/00	299950	2410	0	8	2000	3	6223	N	N	23011 SE 230TH PL	
1	102206	9172	7/2/01	394000	2410	0	8	1996	3	165963	N	N	23408 SE 216TH WY	
1	885764	0790	7/23/01	334177	2460	0	8	2001	3	8475	N	N	23005 SE 239TH PL	

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1	885764	0880	4/27/01	317600	2460	0	8	2001	3	7123	N	N	23822 230TH PL SE
1	885764	0030	7/13/01	314950	2460	0	8	2001	3	6600	N	N	23115 SE 239TH PL
1	885764	0810	11/15/00	309950	2460	0	8	2000	3	6405	N	N	23017 SE 239TH PL
1	885764	0150	3/9/01	304950	2460	0	8	2001	3	6582	N	N	23810 231ST PL SE
1	885764	0050	12/11/01	299950	2460	0	8	2001	3	6251	N	N	23125 SE 239TH PL
1	070573	0150	1/7/00	242948	2510	0	8	1999	3	6977	N	N	23930 SE 249TH ST
1	070573	0190	1/24/00	236950	2510	0	8	1999	3	5125	N	N	24824 239TH CT SE
1	070573	0130	1/27/00	260000	2520	0	8	1999	3	9104	N	N	23947 SE 249TH ST
1	156091	0080	1/16/01	365000	2530	0	8	1979	3	28395	N	N	24112 SE 225TH ST
1	070573	0110	3/20/00	259595	2540	0	8	2000	3	5133	N	N	23935 SE 249TH ST
1	156091	0180	12/17/01	315000	2540	0	8	1986	3	42000	N	N	22552 241ST AV SE
1	070573	0140	4/7/00	245950	2540	0	8	2000	3	10412	N	N	23936 SE 249TH ST
1	070573	0170	5/25/00	242721	2540	0	8	2000	3	5000	N	N	23912 SE 249TH ST
1	112206	9137	9/24/01	430000	2560	0	8	1989	4	103672	N	N	22100 255TH AV SE
1	512621	0270	5/9/01	391950	2610	0	8	1987	3	116305	N	N	23650 266TH AV SE
1	512621	0470	5/14/01	354500	2610	0	8	1986	3	117176	N	N	26618 SE 230TH ST
1	885764	0850	1/30/01	319950	2710	0	8	2001	3	7306	N	N	23908 230TH PL SE
1	070573	0020	6/2/00	280858	2750	0	8	1999	3	5000	N	N	23813 SE 249TH ST
1	885764	0200	1/26/01	349350	2770	0	8	2001	3	9015	N	N	23718 231ST CT SE
1	885764	0870	4/13/01	339950	2770	0	8	2001	3	7766	N	N	23826 230TH PL SE
1	885764	0690	11/7/01	331950	2770	0	8	2001	3	7116	N	N	23815 230TH PL SE
1	147157	0440	8/17/00	380000	2860	0	8	1994	3	41334	N	N	24001 SE 243RD ST
1	147157	0430	1/17/01	385000	2860	0	8	1994	3	41591	N	N	23809 SE 243RD ST
1	102206	9067	11/2/01	343000	2900	0	8	2001	3	30346	N	N	22207 244TH AV SE
1	885764	0940	6/8/01	350000	2910	0	8	2001	3	7009	N	N	23821 231ST PL SE
1	885764	0970	8/14/01	347950	2910	0	8	2001	3	7007	N	N	23907 231ST PL SE
1	112206	9171	5/21/01	310000	2910	0	8	1989	3	44881	N	N	21805 260TH AV SE
1	512621	0610	11/28/00	361000	2940	0	8	1987	3	117176	N	N	23643 266TH AV SE
1	885764	0960	7/17/01	362000	3020	0	8	2001	3	7007	N	N	23901 231ST PL SE

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1	885764	0980	4/26/01	347950	3040	0	8	2001	3	7007	N	N	23915 231ST PL SE
1	885764	0840	12/12/00	343167	3040	0	8	2000	3	7077	N	N	23914 230TH PL SE
1	147157	0420	7/24/00	415000	3460	0	8	1995	3	32309	N	N	23801 SE 243RD ST
1	156091	0100	5/16/00	279950	1400	1170	9	1979	3	20000	N	N	24004 SE 225TH ST
1	072207	9066	12/19/00	245000	1650	0	9	1968	3	85377	Y	N	22240 276TH AV SE
1	794128	0070	6/13/01	302000	2050	0	9	1992	3	22765	N	N	24215 SE 256TH ST
1	156092	0180	2/1/00	392500	2120	0	9	1988	3	35100	Y	N	23605 SE 225TH ST
1	794128	0050	6/23/00	370500	2220	0	9	1993	3	31136	N	N	25615 243RD CT SE
1	156092	0360	12/29/00	331000	2270	0	9	1989	3	39095	N	N	23306 SE 224TH ST
1	156092	0200	1/18/01	352500	2340	0	9	1986	3	35021	Y	N	23425 SE 225TH ST
1	147157	0320	2/22/00	327387	2350	0	9	1994	3	35760	N	N	24012 SE 243RD ST
1	072207	9119	4/30/01	370590	2360	0	9	1989	3	52707	N	N	22307 286TH AV SE
1	156092	0440	3/30/01	334500	2360	0	9	1986	3	36292	N	N	22435 236TH AV SE
1	156091	0190	7/25/00	305000	2420	0	9	1983	3	38750	N	N	22526 241ST AV SE
1	122206	9161	5/21/01	300000	2420	0	9	1991	3	52707	N	N	22227 272ND AV SE
1	156092	0210	7/24/00	375000	2430	0	9	1984	3	36348	Y	N	23413 SE 225TH ST
1	156093	0170	5/18/01	340000	2510	0	9	1991	3	43023	N	N	23324 SE 224TH ST
1	156092	0060	5/3/01	387950	2670	0	9	1986	3	32945	N	N	22611 238TH PL SE
1	512621	0170	5/16/00	491000	2720	0	9	1989	3	107593	Y	N	23747 262ND PL SE
1	147157	0280	3/30/00	435000	2740	0	9	1995	3	47460	N	N	24205 242ND WY SE
1	122206	9193	8/23/00	428000	2790	0	9	1998	3	174240	Y	N	26122 SE 220TH ST
1	156092	0540	3/24/00	372000	2790	0	9	1986	3	35325	N	N	23706 SE 225TH ST
1	156092	0250	4/19/00	394000	2820	0	9	1985	3	35344	Y	N	23317 SE 225TH ST
1	156092	0390	3/23/00	400000	2860	0	9	1986	3	38487	N	N	22304 SE 225TH ST
1	259172	0280	4/1/00	385500	2900	0	9	1989	3	36199	N	N	23809 SE 253RD PL
1	156092	0020	7/26/00	416500	2920	0	9	1986	3	40047	Y	N	23808 SE 225TH ST
1	152206	9114	9/6/01	424950	2940	0	9	1997	3	21790	N	N	23767 SE 243RD ST
1	147157	0410	4/6/01	419990	3040	0	9	1994	3	35930	N	N	23804 SE 243RD ST
1	156093	0450	6/28/00	410000	3090	0	9	1990	3	67082	N	N	22040 238TH PL SE

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1	147157	0340	1/8/01	375450	3160	0	9	1994	3	37722	N	N	24000 SE 243RD ST
1	156092	0010	12/12/00	420000	3190	0	9	1987	3	40033	N	N	23826 SE 225TH ST
1	156093	0420	6/26/00	480000	3780	0	10	1991	3	43886	N	N	23630 SE 221ST ST
1	112206	9063	2/22/01	669788	3970	0	10	1994	3	227329	N	N	25437 SE 212TH ST
1	112206	9099	3/27/01	810000	4390	0	10	1994	3	104544	N	N	21840 244TH AV SE
6	928380	0175	6/21/00	275000	660	0	5	1956	3	13176	Y	Y	29712 226TH AV SE
6	406760	0355	11/28/01	325000	830	600	5	1936	5	15340	Y	Y	29853 232ND AV SE
6	615180	0290	8/22/01	345000	1320	0	5	1947	4	14560	Y	Y	29264 218TH PL SE
6	615180	0621	7/6/00	160000	960	0	6	1972	3	13664	N	N	29043 222ND PL SE
6	615180	0572	4/3/01	185400	960	0	6	1974	4	45302	N	N	21704 SE 290TH ST
6	681795	0010	5/28/01	174477	1010	440	6	1980	4	12069	N	N	23323 SE 287TH ST
6	681795	0060	6/22/01	170000	1010	500	6	1980	3	10929	N	N	28708 232ND CT SE
6	681795	0270	12/26/01	149950	1050	0	6	1980	3	11179	N	N	28708 235TH AV SE
6	615180	0530	9/21/01	164900	1060	0	6	1981	3	16400	N	N	29412 216TH AV SE
6	439220	0305	4/16/01	147000	1180	0	6	1977	4	9316	N	N	30455 227TH PL SE
6	681795	0280	2/9/01	150000	1190	0	6	1980	3	11443	N	N	28714 235TH AV SE
6	615180	0565	11/13/00	174950	1250	0	6	1975	3	14544	N	N	21708 SE 291ST ST
6	253870	0130	8/28/00	168000	1270	0	6	1962	4	19500	N	N	22946 SE 287TH ST
6	254590	0040	3/29/00	179000	1330	0	6	1977	3	14350	N	N	21608 SE 290TH CT
6	255818	0020	10/31/01	158000	1490	0	6	1974	4	14866	N	N	21623 SE 276TH ST
6	255818	0110	10/3/01	200000	1990	0	6	1974	4	17794	N	N	27821 217TH AV SE
6	253880	0010	8/2/01	200000	1010	340	7	1977	3	9719	N	N	22804 SE 288TH ST
6	439160	0070	11/29/01	309500	1010	850	7	1965	4	6755	Y	Y	30804 229TH PL SE
6	406830	0060	6/22/01	189950	1030	600	7	1976	4	13144	N	N	28946 229TH PL SE
6	406830	0260	4/16/01	185000	1050	500	7	1976	4	9600	N	N	28814 228TH AV SE
6	406830	0170	6/5/01	182500	1050	560	7	1976	4	9375	N	N	28909 229TH PL SE
6	202570	1240	5/9/00	162000	1080	0	7	1992	3	6000	N	N	22937 SE 280TH PL
6	202570	0650	12/14/00	215000	1090	760	7	1992	3	19864	N	N	23023 SE 280TH CT
6	202570	0510	10/15/00	167000	1090	0	7	1992	3	6000	N	N	28130 231ST PL SE

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6	202570	0730	5/1/00	195000	1090	760	7	1992	3	19966	N	N	23017 SE 281ST CT
6	202570	1420	12/8/01	180000	1100	0	7	1991	3	6331	N	N	22915 SE 281ST PL
6	202570	1420	3/6/01	175950	1100	0	7	1991	3	6331	N	N	22915 SE 281ST PL
6	202570	0110	5/30/01	175000	1100	0	7	1991	3	7677	N	N	28221 SE 283RD ST
6	679140	0410	9/26/00	179900	1140	590	7	1979	3	11968	N	N	22501 SE 321ST ST
6	202570	0320	3/25/00	159950	1140	0	7	1993	3	6000	N	N	22919 SE 283RD ST
6	202570	1370	12/12/01	185450	1150	0	7	1992	3	7996	N	N	22906 SE 281ST PL
6	406830	0190	4/24/00	194700	1150	1130	7	1976	4	13200	N	N	28925 229TH PL SE
6	679140	0240	12/20/01	205000	1170	500	7	1977	4	15827	N	N	32008 226TH AV SE
6	202570	0600	7/16/01	212900	1170	350	7	1992	3	6500	N	N	28016 231ST PL SE
6	202570	0710	6/15/01	203950	1170	350	7	1992	3	11691	N	N	23022 SE 281ST CT
6	202570	0710	4/19/00	187000	1170	350	7	1992	3	11691	N	N	23022 SE 281ST CT
6	679140	0300	6/4/01	155000	1170	0	7	1969	4	15827	N	N	32008 225TH AV SE
6	231000	0270	1/16/01	183500	1170	390	7	1989	3	7163	N	N	22728 SE 273RD ST
6	202570	0100	8/14/01	179950	1170	370	7	1992	3	6288	N	N	28032 230TH AV SE
6	231003	0110	4/12/01	216400	1180	400	7	1993	3	8354	N	N	22138 SE 277TH ST
6	231001	0180	3/16/01	198950	1180	390	7	1990	3	7385	N	N	22709 SE 275TH ST
6	231001	0120	3/20/01	194000	1180	390	7	1990	3	7204	N	N	27430 227TH PL SE
6	679140	0280	12/20/00	155000	1180	0	7	1973	4	12740	N	N	22506 SE 321ST ST
6	231001	0200	9/20/00	190500	1180	400	7	1990	3	7010	N	N	27443 227TH PL SE
6	231003	0500	8/25/00	205000	1180	400	7	1993	3	9187	N	N	27615 221ST AV SE
6	231003	0280	2/21/01	219000	1180	0	7	1993	3	7272	N	N	22017 SE 277TH ST
6	231003	0450	6/23/00	201000	1180	0	7	1993	3	6035	N	N	27614 220TH CT SE
6	231003	0480	7/18/00	192000	1180	400	7	1993	3	7303	N	N	22060 SE 277TH ST
6	231000	0430	3/16/00	179500	1180	390	7	1989	3	7034	N	N	22616 SE 274TH ST
6	231003	0360	2/4/00	189950	1180	400	7	1993	3	6747	N	N	99999 SE 277TH ST
6	231003	0410	12/14/01	184000	1180	0	7	1993	3	7526	N	N	27601 220TH CT SE
6	231000	0560	6/21/01	206950	1200	390	7	1990	3	7430	N	N	27435 227TH AV SE
6	231000	0200	2/15/01	192000	1200	0	7	1990	3	8516	N	N	22606 SE 273RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
6	231000	0540	6/28/00	190000	1200	0	7	1990	3	6967	N	N	27507 227TH AV SE
6	231000	0130	2/7/00	170000	1200	390	7	1990	3	7554	N	N	27403 226TH AV SE
6	231000	0340	5/18/01	214950	1220	420	7	1989	3	7607	N	N	22731 SE 273RD ST
6	231000	0450	12/11/01	204000	1220	420	7	1989	3	8148	N	N	27408 227TH AV SE
6	231000	0250	1/22/01	184950	1220	420	7	1989	3	7730	N	N	22716 SE 273RD ST
6	679140	0420	6/25/01	194950	1240	600	7	1978	4	11968	N	N	22507 SE 321ST ST
6	202570	0810	5/25/00	168500	1240	0	7	1992	3	7846	N	N	23024 SE 282ND CT
6	681795	0150	5/30/01	168000	1260	0	7	1986	3	10681	N	N	23208 SE 287TH ST
6	615180	0576	5/26/00	168000	1290	0	7	1975	3	20600	N	N	28931 218TH AV SE
6	679140	0450	1/9/01	164000	1300	0	7	1991	3	11968	N	N	22601 SE 321ST ST
6	743710	0600	12/13/00	185000	1330	0	7	1991	3	6405	N	N	28109 234TH AV SE
6	202570	0060	11/9/00	185000	1360	0	7	1991	3	6000	N	N	22917 SE 282ND ST
6	053800	0520	8/23/00	190400	1369	0	7	1998	3	4704	N	N	27646 237TH PL SE
6	053800	0550	12/5/00	189950	1369	0	7	1998	3	4712	N	N	27628 237TH PL SE
6	053800	0470	1/8/01	193950	1369	0	7	1998	3	4698	N	N	27637 238TH AV SE
6	231003	0290	2/15/01	200000	1370	0	7	1993	3	7401	N	N	22013 SE 277TH ST
6	202570	0780	9/29/00	179950	1370	0	7	1992	3	6000	N	N	28121 231ST PL SE
6	231000	0530	8/19/00	189950	1390	0	7	1990	3	7200	N	N	27513 227TH AV SE
6	231001	0260	7/17/01	199950	1400	0	7	1990	3	7604	N	N	27329 227TH PL SE
6	231000	0380	8/22/00	185000	1400	0	7	1989	3	7735	N	N	22607 SE 273RD ST
6	202570	0030	8/3/00	179950	1400	0	7	1991	3	6000	N	N	22821 SE 282ND ST
6	202570	1470	6/20/00	172500	1400	0	7	1991	3	6742	N	N	28118 230TH AV SE
6	231001	0230	3/10/00	168000	1400	0	7	1990	3	7277	N	N	27415 227TH PL SE
6	202570	0980	8/17/00	180000	1410	0	7	1992	3	6000	N	N	28110 230TH AV SE
6	231000	0240	6/21/01	185000	1420	0	7	1989	3	8549	N	N	22710 SE 273RD ST
6	770143	0170	12/18/00	249950	1430	420	7	1994	3	158663	N	N	23105 SE 285TH ST
6	615180	0115	7/27/00	330000	1430	400	7	1951	3	11708	Y	Y	29029 220TH PL SE
6	757420	0120	9/17/01	269950	1440	330	7	1975	4	47480	N	N	29648 235TH AV SE
6	231001	0150	4/25/01	197000	1450	0	7	1990	3	9543	N	N	27444 227TH PL SE

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6	231000	0160	10/24/00	192500	1450	0	7	1990	3	7217	N	N	27313 226TH AV SE	
6	231000	0050	10/23/00	191950	1450	0	7	1990	3	7154	N	N	27451 226TH AV SE	
6	231001	0150	5/5/00	185000	1450	0	7	1990	3	9543	N	N	27444 227TH PL SE	
6	231000	0100	4/28/00	178400	1450	0	7	1990	3	7158	N	N	27421 226TH AV SE	
6	202570	0200	4/20/00	174000	1450	0	7	1991	3	5858	N	N	28305 229TH AV SE	
6	231001	0290	7/10/01	190000	1470	0	7	1990	3	7094	N	N	27311 227TH PL SE	
6	202570	0170	5/24/00	192000	1470	0	7	1991	3	5698	N	N	22910 SE 283RD ST	
6	231001	0240	8/22/00	175000	1470	0	7	1990	3	7276	N	N	27407 227TH PL SE	
6	202570	1030	11/9/01	209990	1480	0	7	1992	3	6000	Y	N	28014 230TH AV SE	
6	743710	0350	9/19/01	213000	1500	0	7	1992	3	6019	N	N	28149 233RD AV SE	
6	679140	0160	12/18/01	179000	1500	0	7	1988	3	13464	N	N	32116 227TH AV SE	
6	743710	0880	11/27/01	204500	1520	0	7	1992	3	6186	N	N	28110 235TH AV SE	
6	202570	0080	7/11/00	186450	1530	0	7	1991	3	6000	N	N	22929 SE 282ND ST	
6	053800	0030	10/9/00	198300	1541	0	7	1998	3	6250	N	N	27615 237TH PL SE	
6	679140	0030	8/29/00	239999	1560	660	7	1990	3	18204	N	N	22723 SE 324TH ST	
6	679140	0500	9/26/01	178000	1560	0	7	1968	4	11968	N	N	22608 SE 322ND ST	
6	770143	0160	1/12/01	255950	1580	0	7	1994	3	186794	N	N	23101 SE 285TH ST	
6	770143	0090	11/9/00	233950	1580	0	7	1994	3	21904	N	N	23232 SE 285TH ST	
6	255818	0030	4/26/01	190300	1580	0	7	1974	4	20379	N	N	27617 217TH AV SE	
6	770143	0150	1/24/01	212000	1580	0	7	1994	3	21816	N	N	23104 SE 285TH ST	
6	439160	0150	5/19/00	199950	1590	0	7	1951	4	19441	N	N	30751 229TH PL SE	
6	615180	0563	8/2/00	162500	1600	0	7	1961	3	9600	N	N	28965 218TH AV SE	
6	743710	0480	9/16/01	217500	1610	0	7	1991	3	6405	N	N	28124 233RD AV SE	
6	770143	0180	10/16/01	242900	1620	0	7	1994	3	172694	N	N	23111 SE 285TH ST	
6	231000	0370	4/23/01	190000	1620	0	7	1989	3	7209	N	N	22617 SE 273RD ST	
6	231000	0410	4/21/00	185000	1620	0	7	1989	3	7238	N	N	27328 226TH AV SE	
6	743710	0630	11/12/01	241500	1630	0	7	1992	3	6000	N	N	28015 234TH AV SE	
6	406830	0140	7/3/01	192000	1630	0	7	1976	3	10080	N	N	28902 229TH PL SE	
6	231003	0020	10/4/01	205000	1630	0	7	1993	3	6128	N	N	27612 221ST AV SE	

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6	231003	0350	8/3/00	187200	1630	0	7	1993	3	7108	N	N	22008 SE 277TH ST
6	743710	1030	8/21/00	199950	1640	0	7	1991	3	7668	N	N	28006 236TH AV SE
6	231000	0650	11/15/01	212000	1650	0	7	1990	3	7344	N	N	27442 226TH AV SE
6	406830	0250	7/16/01	201000	1650	0	7	1976	4	10320	N	N	28824 228TH AV SE
6	406830	0250	8/10/00	200000	1650	0	7	1976	4	10320	N	N	28824 228TH AV SE
6	231003	0200	3/26/01	227000	1650	0	7	1994	3	6419	N	N	22065 SE 277TH ST
6	202570	0890	3/10/00	197700	1650	0	7	1992	3	6299	N	N	23028 SE 283RD PL
6	231003	0260	7/25/00	219950	1660	0	7	1993	3	6018	N	N	22029 SE 277TH ST
6	231003	0040	5/1/00	199950	1660	0	7	1993	3	6187	N	N	27628 221ST AV SE
6	743710	0890	12/21/00	219500	1670	0	7	1991	3	6586	N	N	28116 235TH AV SE
6	253880	0180	3/28/01	178000	1670	0	7	1977	4	12747	N	N	28625 228TH PL SE
6	743710	0330	4/11/00	211950	1680	0	7	1992	3	7094	N	N	23230 SE 282ND PL
6	615180	0310	8/23/01	350000	1680	650	7	1947	4	17119	Y	Y	29288 218TH PL SE
6	231000	0690	8/30/00	208000	1730	0	7	1990	3	8093	N	N	27470 226TH AV SE
6	743710	0190	7/11/01	233250	1740	0	7	1994	3	6050	N	N	28007 232ND PL SE
6	743710	1090	8/29/00	209000	1740	0	7	1991	3	7824	N	N	28114 236TH AV SE
6	743710	0850	6/18/01	239950	1760	0	7	1991	3	6976	N	N	28101 235TH AV SE
6	679140	0620	4/27/00	172000	1770	250	7	1977	4	11968	N	N	22413 SE 322ND ST
6	743710	0660	8/24/01	233000	1790	0	7	1992	3	6368	N	N	28004 234TH AV SE
6	743710	0660	8/17/00	227000	1790	0	7	1992	3	6368	N	N	28004 234TH AV SE
6	743710	0110	4/30/01	218000	1790	0	7	1992	3	5899	N	N	28127 232ND PL SE
6	743710	0900	7/27/01	224950	1800	0	7	1991	3	6426	N	N	28122 235TH AV SE
6	202570	1260	6/14/01	210000	1810	0	7	1992	3	6272	N	N	99999 SE 280TH PL
6	743710	0220	7/13/01	224950	1830	0	7	1993	3	6000	N	N	28008 232ND PL SE
6	202570	0530	12/13/01	222000	1830	0	7	1993	3	6000	N	N	28118 231ST PL SE
6	615180	0625	4/13/00	324000	1840	1200	7	1983	3	23442	N	N	29030 220TH PL SE
6	202570	0490	1/10/01	197000	1840	0	7	1994	3	6000	N	N	28208 231ST PL SE
6	231003	0060	10/24/00	210000	1880	0	7	1993	3	9327	N	N	22114 SE 277TH ST
6	253880	0120	9/29/00	180000	1880	0	7	1977	4	9750	N	N	22919 SE 287TH ST

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6	743710	1010	7/24/00	211000	1890	0	7	1992	3	6000	N	N	28011 236TH AV SE
6	679140	1000	3/29/00	185000	1900	0	7	1968	3	15105	N	N	32323 227TH AV SE
6	231003	0100	3/14/00	197000	1910	0	7	1993	3	7542	N	N	22132 SE 277TH ST
6	439160	0045	4/7/00	345000	1930	500	7	1953	3	6542	Y	Y	30738 229TH PL SE
6	202570	0220	10/25/01	236500	1940	0	7	1991	3	6600	N	N	28315 229TH AV SE
6	053800	0430	4/9/01	223200	2018	0	7	1998	3	4698	N	N	27613 238TH AV SE
6	053800	0170	3/23/01	225000	2018	0	7	1999	3	5718	N	N	27654 238TH PL SE
6	053800	0390	11/15/01	227000	2066	0	7	1999	3	4698	N	N	27620-238TH AVENUE SE
6	053800	0400	8/10/01	229950	2089	0	7	1998	3	4698	N	N	27614 238TH AV SE
6	053800	0450	2/23/01	218000	2089	0	7	1998	3	4698	N	N	27625 238TH AV SE
6	439220	0215	6/4/01	200000	2160	0	7	1961	4	21480	N	N	30614 224TH AV SE
6	053800	0590	7/10/01	225000	2228	0	7	1998	3	4843	N	N	27604 237TH PL SE
6	615180	0243	6/14/01	350000	2580	0	7	1966	4	14850	Y	Y	29206 218TH PL SE
6	757420	0140	6/1/01	249950	1560	560	8	1977	4	47916	N	N	29620 235TH AV SE
6	406900	0090	7/25/01	211500	1610	900	8	1978	3	25200	N	N	22450 SE 297TH ST
6	770143	0140	7/2/01	279900	1660	0	8	1994	3	21804	N	N	23112 SE 285TH ST
6	231004	0100	9/17/01	240000	1660	510	8	1999	3	5724	N	N	22528 SE 279TH ST
6	770143	0280	8/20/01	228950	1700	0	8	1994	3	25382	N	N	23421 SE 285TH ST
6	102106	9027	6/27/00	232500	1710	0	8	1997	3	40020	N	N	22936 SE 312TH STREET
6	231004	0390	4/23/01	243600	1730	0	8	1998	3	6575	N	N	27929 227TH CT SE
6	757420	0060	2/2/00	249950	1800	1060	8	1978	3	74028	N	N	23501 SE 299TH ST
6	231002	0160	3/27/00	220000	1870	0	8	1994	3	8070	N	N	22787 SE 277TH PL
6	770143	0230	10/10/00	240000	1910	0	8	1994	3	63979	N	N	23235 SE 285TH ST
6	102106	9049	10/13/00	500000	1960	400	8	1939	3	25135	Y	Y	31024 230TH PL SE
6	928380	0205	2/17/00	329950	2060	0	8	1999	3	14157	Y	Y	29744 224TH AV SE
6	757420	0040	8/21/01	274950	2120	0	8	1977	4	66646	N	N	23215 SE 298TH ST
6	231002	0120	11/15/01	242000	2140	0	8	1995	3	7420	N	N	22753 SE 277TH PL
6	289630	0260	10/16/00	340000	2150	0	8	1994	3	35797	N	N	29325 233RD AV SE
6	162106	9036	8/27/01	248500	2170	0	8	1979	3	81457	N	N	22512 SE AUBURN-BLACK DIAMOND RD

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6	231002	0180	6/1/00	247000	2180	0	8	1995	3	9609	N	N	22779 SE 277TH PL
6	406760	0130	5/8/00	400000	2180	0	8	1983	3	24050	Y	Y	22975 SE 292ND PL
6	231004	0090	7/23/01	258000	2220	0	8	1999	3	5858	N	N	22602 S 279TH ST
6	231004	0080	9/9/01	252900	2260	0	8	1999	3	6041	N	N	22608 S 279TH ST
6	231004	0200	8/3/00	247500	2260	0	8	1999	3	7395	N	N	22417 S 279TH ST
6	231004	0030	8/24/00	246500	2260	0	8	1999	3	6910	N	N	22700 S 279TH ST
6	231004	0240	8/4/00	240000	2260	0	8	1999	3	6716	N	N	22501 S 279TH ST
6	231004	0110	3/23/00	235000	2260	0	8	1999	4	5779	N	N	22522 S 279TH ST
6	231004	0140	2/18/00	228900	2260	0	8	1999	3	7088	N	N	22504 S 279TH ST
6	231002	0140	10/24/00	262900	2450	0	8	1995	3	7397	N	N	22765 SE 277TH PL
6	042106	9071	7/24/01	439950	2780	0	8	1990	3	91476	N	N	22120 SE 303RD PL
6	615180	0405	6/12/00	430000	1660	0	9	1978	4	17696	Y	Y	22220 SE 295TH PL
6	102106	9019	4/23/01	625000	1750	1700	9	1977	4	27054	Y	Y	30515 234TH AV SE
6	032106	9041	6/26/00	625000	2060	1220	9	1972	4	19602	Y	Y	30015 232ND PL SE
6	615180	0515	11/29/01	337500	2420	0	9	1994	3	34603	N	N	21806 SE 296TH ST
6	684200	0080	7/26/00	374950	2660	0	9	2000	3	28098	N	N	23022 SE 290TH ST
6	684200	0030	12/15/00	424950	2670	0	9	2001	3	23890	N	N	23008 SE 291ST ST
6	684200	0170	10/27/00	381760	2690	0	9	2001	3	22248	N	N	22940 SE 292ND PL
6	289631	0050	9/13/01	389000	2710	0	9	1998	3	30885	N	N	23426 SE 289TH ST
6	684200	0050	9/15/00	379950	2720	0	9	2000	3	26515	N	N	23023 SE 290TH ST
6	102106	9121	9/14/00	343000	2740	0	9	2000	3	18400	N	N	31139 230TH PL SE
6	289631	0080	6/26/01	392500	2820	0	9	1998	3	27581	N	N	28944 234TH AV SE
6	684200	0160	9/27/00	360000	2830	0	9	2000	3	27172	N	N	28903 230TH AV SE
6	757420	0100	4/20/00	379950	2970	0	9	2000	3	96267	N	N	23534 SE 299TH ST
6	684200	0060	8/16/00	409950	2980	0	9	2000	3	25567	N	N	23015 SE 290TH ST
6	684200	0140	3/15/00	379950	2980	0	9	2000	3	22397	N	N	28915 230TH AV SE
6	684200	0040	10/31/00	369274	3000	0	9	2001	3	31202	N	N	23024 SE 291ST ST
6	032106	9079	3/20/00	399950	3070	0	9	2000	3	47916	N	N	29206 236TH AV SE
6	042106	9047	6/22/00	499950	3130	0	9	1992	3	17463	N	Y	30248 225TH AV SE

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6	684200	0010	9/26/00	434950	3180	0	9	2000	3	27155	N	N	23021 SE 291ST ST	
6	684200	0150	3/1/00	379000	3390	0	9	2000	3	26272	N	N	28909 230TH AV SE	
6	684200	0100	12/4/00	440000	3400	0	9	2000	3	26675	N	N	28904 230TH AV SE	
6	684200	0130	10/24/00	429950	3400	0	9	2000	3	22973	N	N	28927 230TH AV SE	
6	684200	0070	4/18/00	419950	3400	0	9	2000	3	21890	N	N	23010 SE 290TH ST	
6	684200	0090	7/18/00	424950	3470	0	9	2000	3	32482	N	N	23016 SE 290TH ST	
7	142106	9049	4/27/01	108000	760	0	5	1918	5	5227	N	N	32721 COMMISSION AV	
7	132106	9026	3/1/01	118000	800	0	5	1990	3	8594	N	N	26117 OLD LAWSON RD	
7	084400	1155	5/16/01	135000	840	0	5	1906	5	4725	N	N	25802 LAWSON ST	
7	084400	1125	3/23/01	126250	860	0	5	1906	4	7500	N	N	25716 LAWSON ST	
7	084400	1120	6/1/00	118000	860	0	5	1906	5	8064	N	N	25712 LAWSON ST	
7	362206	9046	8/20/01	139000	1000	0	5	1920	5	9650	N	N	26808 SE RAVENSDALE WY	
7	084400	0041	1/12/01	129000	1010	0	5	1910	4	8320	N	N	32217 3RD AV	
7	408080	0065	6/12/00	155000	1040	0	5	1924	4	14100	Y	Y	27325 SE 306TH ST	
7	564360	0211	9/12/00	141000	1110	0	5	1922	4	11000	N	N	32427 UNION DR	
7	142106	9033	2/9/01	85000	1180	0	5	1900	5	46173	Y	N	32910 5TH AV	
7	362206	9052	5/4/00	110000	1280	0	5	1920	3	9650	N	N	26916 SE RAVENSDALE WY	
7	362206	9032	3/2/00	135000	1490	0	5	1920	3	7031	N	N	26723 SE RAVENSDALE PL	
7	564360	0135	4/26/00	140000	640	0	6	1922	4	7300	N	N	32218 MORGAN DR	
7	084400	0360	12/28/00	128000	830	0	6	1900	4	6600	N	N	32401 2ND AV	
7	252206	9059	8/3/00	113500	840	0	6	1910	5	28704	N	N	27212 SE 271ST ST	
7	252206	9024	1/2/01	130000	850	0	6	1912	3	23760	N	N	27422 SE 271ST ST	
7	084400	0885	12/26/00	129900	980	0	6	1906	5	11303	N	N	32532 3RD AV	
7	142106	9112	8/1/00	161000	990	990	6	1935	5	18295	Y	N	22212 5TH AV	
7	729950	0240	6/24/01	154000	1010	0	6	1994	3	9601	N	N	24741 MASON ST	
7	729950	0230	9/17/01	149000	1010	0	6	1994	3	9600	N	N	32806 HYDE AV	
7	729950	0160	7/20/00	147000	1010	0	6	1994	3	14160	N	N	32811 HYDE AV	
7	408080	0135	7/28/00	100000	1030	0	6	1965	4	19000	Y	Y	30630 270TH AV SE	
7	564360	0150	9/20/00	151000	1150	960	6	1922	5	5840	N	N	32221 MORGAN DR	

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address	
7	084400	0280	9/11/01	128000	1210	0	6	1934	4	7560	N	N	32412 3RD AV	
7	142106	9139	4/27/00	144300	1320	0	6	1912	5	12196	N	N	32422 5TH AV	
7	252206	9027	7/23/01	161200	1340	0	6	1908	4	20250	N	N	27332 SE 271ST ST	
7	729950	0110	6/2/00	190000	1390	1370	6	1996	3	8337	N	N	24717 MASON ST	
7	362206	9037	2/23/01	158000	1540	0	6	1920	5	7654	N	N	26741 SE RAVENSDALE PL	
7	084400	1015	10/18/01	186000	1560	0	6	1900	3	10220	Y	N	32400 HAMMOND PL	
7	084400	1185	8/16/00	142500	1560	480	6	1906	4	8075	N	N	25609 LAWSON ST	
7	302207	9020	8/8/01	304000	1600	0	6	1938	5	517493	Y	N	26305 LANDSBURG RD SE	
7	084400	1361	5/11/01	154000	1960	0	6	1900	3	8208	N	N	32800 3RD AV	
7	142106	9056	10/30/01	185500	950	0	7	1900	4	56628	N	N	32326 HAMMOND PL	
7	423340	0040	1/8/01	168000	960	530	7	1994	3	9601	N	N	32513 NEWCASTLE DR	
7	142106	9098	9/21/00	189950	1060	0	7	1954	4	60112	Y	N	24724 ROBERTS DR	
7	423340	0060	7/12/00	165400	1140	0	7	1994	3	9601	N	N	32509 NEWCASTLE DR	
7	202550	0081	7/10/00	229000	1210	870	7	1979	4	69260	N	N	22123 SE 331ST ST	
7	132106	9047	11/14/00	270000	1220	0	7	1908	5	130264	Y	N	32216 HL BOTTS DR SE	
7	564360	0295	10/25/00	168500	1250	0	7	1991	3	6817	N	N	32312 MORGAN DR	
7	564360	0157	6/22/00	141450	1280	0	7	1977	3	4453	N	N	32211 MORGAN DR	
7	202560	0070	4/4/01	204000	1290	320	7	1990	3	11044	N	N	25001 SUMMIT DR	
7	202560	0080	9/20/01	202950	1290	0	7	1990	3	9040	N	N	30411 BLAINE AV	
7	563601	0510	5/22/00	212000	1290	370	7	1997	3	9600	N	N	25411 CUMBERLAND WY	
7	563601	0140	6/21/01	209000	1290	370	7	1997	3	10823	N	N	30416 CUMBERLAND DR	
7	084040	0120	11/13/00	185000	1300	340	7	1997	3	7212	N	N	24140 BUENA VISTA DRIVE	
7	084040	0060	10/25/00	182950	1300	340	7	1997	3	7202	N	N	32401 LYNCH LN	
7	202550	0045	6/2/00	234950	1330	0	7	1988	3	41192	N	N	22630 SE 331ST ST	
7	202560	0170	12/21/00	185000	1340	390	7	1990	3	8041	N	N	25008 FRANKLIN DR	
7	423340	0410	6/25/01	192000	1430	0	7	1994	3	9698	N	N	32511 MC KAY LN	
7	423340	0660	7/19/00	180000	1430	0	7	1994	3	9635	N	N	32510 MC KAY LN	
7	202560	0290	1/5/00	170500	1430	0	7	1990	3	7982	N	N	25004 SUMMIT DR	
7	423340	0280	3/20/00	167500	1430	0	7	1994	3	9656	N	N	32510 NEWCASTLE DR	

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	810000	0120	6/13/00	179900	1440	0	7	1993	3	7395	N	N	32213 SUNNY LN
7	142106	9153	7/11/01	207000	1460	0	7	2000	3	24800	N	N	32625 ABRAMS AV
7	084400	0186	9/25/01	182950	1460	0	7	1996	3	7500	N	N	32229 5TH AV
7	142106	9153	5/4/00	189950	1460	0	7	2000	3	24800	N	N	32625 ABRAMS AV
7	563601	0280	4/26/01	218750	1480	0	7	1996	3	9743	N	N	25508 CUMBERLAND WY
7	563600	0240	3/21/01	203500	1480	0	7	1995	3	9932	N	N	25309 CUMBERLAND PLACE
7	810000	0020	11/17/00	182700	1480	0	7	1994	3	7200	N	N	99999 SUNNY LN
7	084040	0050	2/22/00	184000	1490	0	7	1997	3	7202	N	N	32349 LYNCH LN
7	202560	0030	2/21/01	194500	1500	0	7	1990	3	7200	N	N	25009 SUMMIT DR
7	202560	0180	8/21/01	196700	1510	0	7	1990	3	7221	N	N	30400 KUMMER AV
7	289140	0110	12/6/00	220000	1510	0	7	1992	3	68824	N	N	25236 SE 357TH ST
7	563600	0380	5/10/00	202900	1510	0	7	1994	3	10175	N	N	25514 KANASKET DR
7	563600	0010	7/24/00	200000	1530	0	7	1995	3	11252	N	N	30532 CUMBERLAND DR
7	084400	0290	11/16/00	150000	1540	0	7	1992	3	5940	N	N	32330 2ND AV
7	202560	0120	4/12/01	189000	1550	0	7	1990	3	7227	N	N	30403 BLAINE AV
7	563601	0720	6/21/01	200000	1560	0	7	1998	3	10514	N	N	30518 SELLECK PL
7	563600	0190	7/16/01	219950	1570	0	7	1994	3	9884	N	N	25206 CUMBERLAND PL
7	563600	0370	5/29/01	217000	1570	0	7	1994	3	13087	N	N	25513 KANASKET DR
7	563601	0370	5/24/01	217400	1590	0	7	1996	3	9427	N	N	25421 PALMER PL
7	563601	0180	3/15/01	239000	1590	560	7	1997	3	9860	N	N	25716 CUMBERLAND WY
7	563600	0030	10/4/00	229950	1590	570	7	1996	3	11122	N	N	25320 CUMBERLAND WY
7	142106	9180	8/24/00	173000	1610	0	7	1990	3	9082	Y	N	32426 5TH AV
7	563601	0650	10/12/00	245000	1640	0	7	1997	3	13754	N	N	25711 CUMBERLAND WY
7	563601	0390	3/17/00	199950	1640	0	7	1997	3	9817	N	N	25507 PALMER PL
7	084400	1051	2/17/00	175000	1650	0	7	1999	3	7500	N	N	25373 BAKER ST
7	423340	0310	7/26/01	189900	1660	0	7	1994	3	9645	N	N	32600 NEWCASTLE DR
7	423340	0050	7/28/00	185000	1660	0	7	1994	3	9601	N	N	32511 NEWCASTLE DR
7	084400	0225	3/21/00	196500	1690	0	7	1989	3	10336	N	N	32408 4TH AV
7	232106	9027	11/30/01	272000	1720	0	7	1978	4	87120	N	N	34810 257TH AV SE

Sales Available for Annual Update Analysis
Area 57
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address	
7	252206	9100	7/10/00	214950	1770	0	7	1965	3	54014	N	N	26127 SE KENT-KANGLEY RD	
7	563600	0090	7/16/01	250000	1800	0	7	1997	3	14003	N	N	25202 KANASKET DR	
7	423340	0180	6/26/01	198950	1810	0	7	1995	3	9683	N	N	32404 NEWCASTLE DR	
7	423340	0420	2/25/00	195000	1810	0	7	1994	3	9708	N	N	32509 MC KAY LN	
7	423340	0220	4/24/01	201000	1850	0	7	1994	3	9949	N	N	32412 NEWCASTLE DR	
7	563600	0320	6/29/01	264000	1870	970	7	1995	3	10914	N	N	25415 KANASKET DR	
7	563600	0120	9/18/01	229000	1900	0	7	1997	3	11028	N	N	25209 KANASKET DR	
7	202560	0210	11/21/00	200450	1900	0	7	1990	3	7200	N	N	30406 KUMMER AV	
7	084400	1052	4/19/00	183500	1904	0	7	1999	3	8200	N	N	25591 BAKER ST	
7	563600	0310	2/4/00	255000	1920	0	7	1995	3	10361	N	N	25411 KANASKET DR	
7	563601	0780	1/9/01	229500	1970	0	7	1997	3	10099	N	N	30513 SELLECK PL	
7	563601	0240	2/21/01	224000	2000	0	7	1996	3	10378	N	N	25608 CUMBERLAND WY	
7	563601	0450	5/15/00	222000	2090	0	7	1997	3	9604	N	N	25422 PALMER PL	
7	346340	0150	11/16/01	260000	2170	0	7	1984	3	40517	N	N	22707 SE 329TH ST	
7	563601	0350	3/23/01	237990	2300	0	7	1998	3	10109	N	N	25404 CUMBERLAND WY	
7	252206	9017	11/1/00	334950	2500	0	7	1987	3	157252	N	N	27425 SE 268TH ST	
7	563601	0150	4/26/00	259900	2960	0	7	1998	3	11163	N	N	25814 CUMBERLAND WY	
7	346340	0030	8/15/00	242000	1850	0	8	1990	3	25098	N	N	32729 224TH PL SE	
7	302207	9002	4/9/01	418000	1960	0	8	1999	3	211702	Y	N	28705 SE 258TH ST	
7	242106	9010	8/9/00	322500	2130	640	8	1978	3	320166	N	N	34605 ENUMCLAW-BLACK DIAMOND RD SE	
7	252206	9011	11/28/00	390000	2530	0	9	1991	3	245243	Y	N	26804 262ND AV SE	
7	302207	9078	7/13/01	499950	2640	0	9	2001	3	240451	N	N	27625 SE 268TH ST	
7	302207	9036	4/21/00	518500	2720	0	9	1995	3	222591	N	N	28607 SE 262ND ST	
7	302207	9088	5/23/01	549950	3400	0	9	2001	3	217800	N	N	27708 SE 268TH ST	
7	302207	9061	9/4/01	650000	3350	0	10	1986	3	217800	N	N	28115 SE 260TH ST	

Vacant Sales Available to Develop the Valuation Model
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	052207	9070	07/10/01	97000	47480	N	N
1	112206	9043	06/06/00	145000	184258	N	Y
1	112206	9201	06/11/01	98963	80930	N	N
1	122206	9194	09/26/00	170000	276170	N	N
1	142206	9091	08/04/00	122000	217906	N	Y
1	152206	9112	04/03/00	111000	226512	N	N
1	182207	9069	05/18/00	125000	220413	N	N
1	232206	9011	05/10/00	135000	50094	Y	Y
1	242206	9073	04/26/01	111000	108464	N	N
1	242206	9111	04/20/01	160000	207345	N	N
1	439600	0470	02/08/01	34000	19908	N	N
6	092106	9055	08/31/01	138000	228690	N	N
6	092106	9056	09/22/00	150000	225640	N	N
6	092106	9060	05/10/00	170000	224334	N	N
6	092106	9061	07/14/00	197000	218235	N	N
6	928380	0285	07/23/01	190000	16912	Y	Y
7	072107	9001	11/06/01	185000	954835	Y	N
7	242106	9030	02/05/01	85000	250470	N	N
7	302207	9027	06/18/01	76500	136778	N	N
7	302207	9035	02/12/01	135000	212573	N	N
7	302207	9042	04/09/01	145000	221720	Y	N
7	302207	9089	06/27/01	87000	332798	N	N
7	302207	9094	09/26/01	132000	244807	N	N
7	302207	9094	05/12/00	105000	244807	N	N
7	302207	9100	03/27/01	125000	217800	N	N
7	312207	9106	05/30/01	125000	244372	N	N
7	362206	9071	12/17/01	90376	71470	N	N
7	423340	0470	04/27/01	65000	10428	N	N
7	884740	0035	05/18/01	70000	211266	N	N
7	884740	0105	01/29/01	125000	216493	N	N
7	884740	0115	07/03/00	105000	208652	N	N
7	884740	0125	06/15/00	75000	216929	Y	N